

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name: Area 48 and 76 – North Central West Seattle and South Central West Seattle
Previous Physical Inspection: 2000 - 2001

Sales - Improved Summary:

Number of Sales: 820

Range of Sale Dates: 1/2001 -12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$120,000	\$161,200	\$281,200	\$303,900	92.5%	11.85%
2003 Value	\$128,100	\$171,900	\$300,000	\$303,900	98.7%	11.81%
Change	+\$8,100	+\$10,700	+\$18,800		+6.2%	-0.04%
% Change	+6.8%	+6.6%	+6.7%		+6.7%	-0.34%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.04% and -0.34% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$122,300	\$160,900	\$283,200
2003 Value	\$130,600	\$172,100	\$302,700
Percent Change	+6.8%	+7.0 %	+6.9 %

Number of improved Parcels in the Population: 7354.

Summary of Findings: A statistical analysis was conducted using the Kruskal – Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

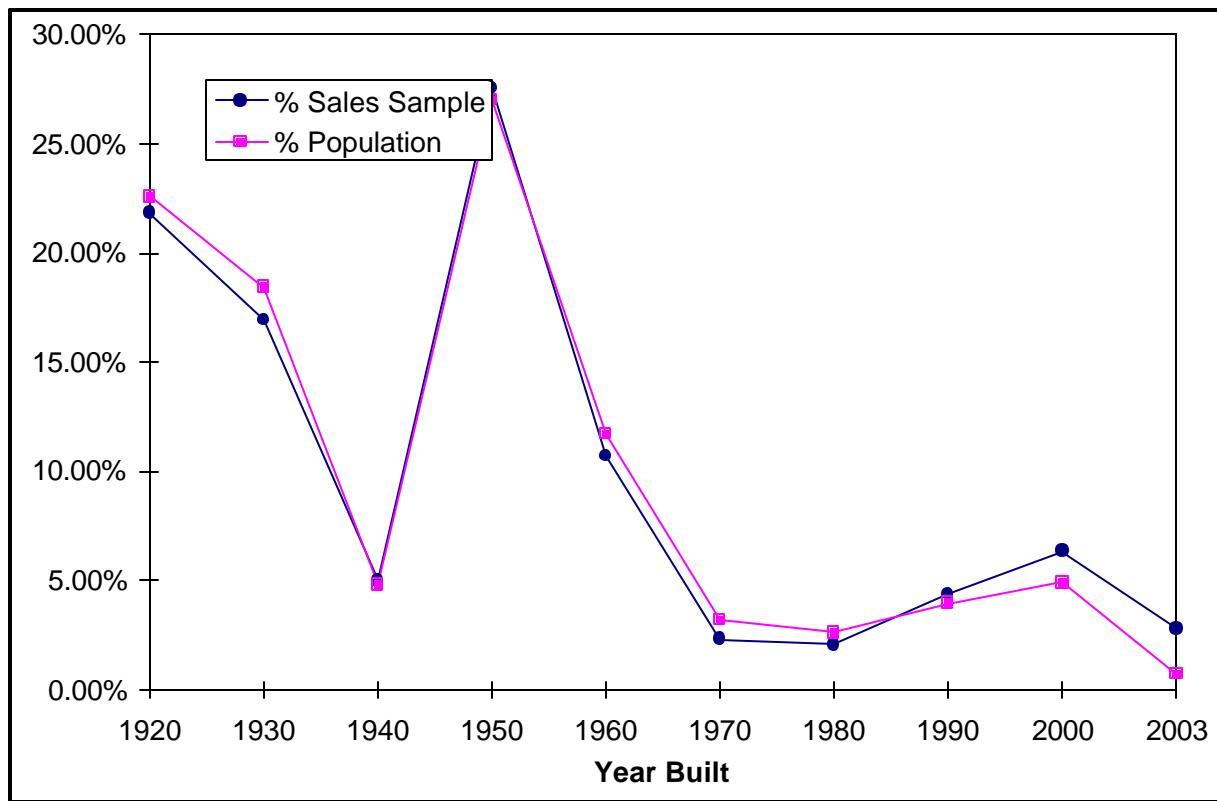
The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 2000 in Subarea 1,6 and 9 of North and South Central West Seattle had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built	Frequency	% Sales Sample
1920	179	21.83%
1930	139	16.95%
1940	41	5.00%
1950	226	27.56%
1960	88	10.73%
1970	19	2.32%
1980	17	2.07%
1990	36	4.39%
2000	52	6.34%
2003	23	2.80%
	820	

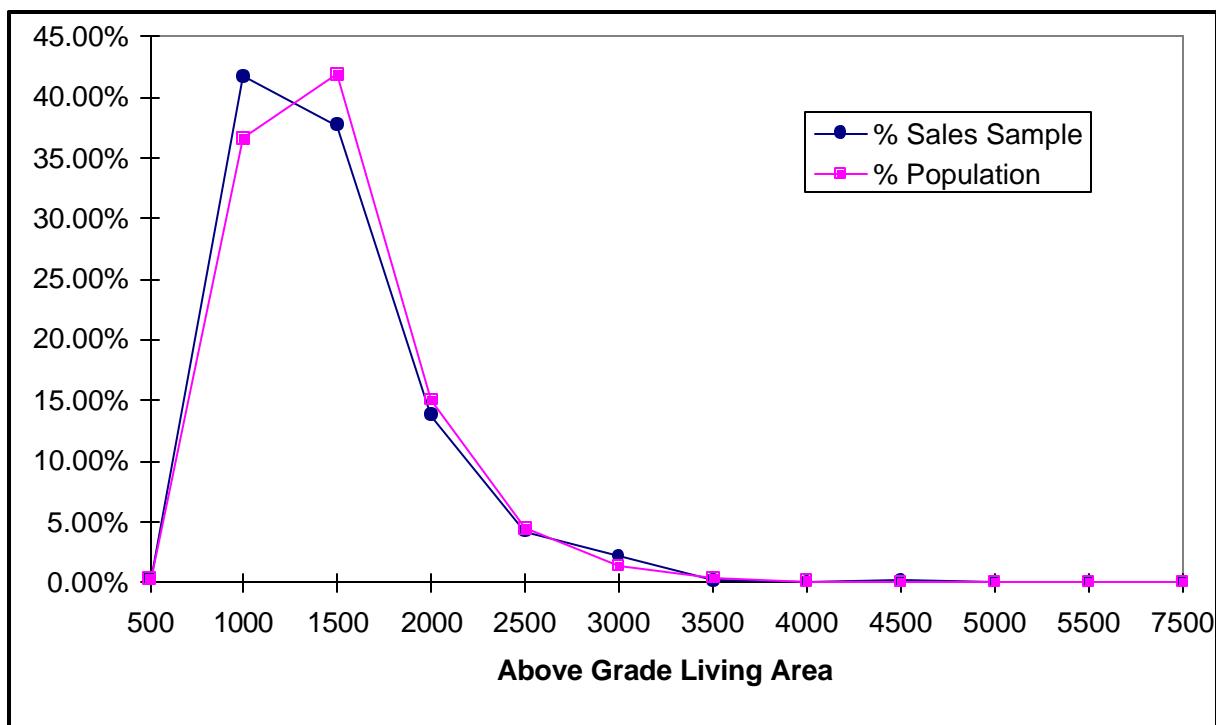
Population		
Year Built	Frequency	% Population
1920	1661	22.59%
1930	1356	18.44%
1940	355	4.83%
1950	1988	27.03%
1960	862	11.72%
1970	235	3.20%
1980	192	2.61%
1990	292	3.97%
2000	361	4.91%
2003	52	0.71%
	7354	



The sales sample frequency distribution follows the population distribution very closely with regard to year built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

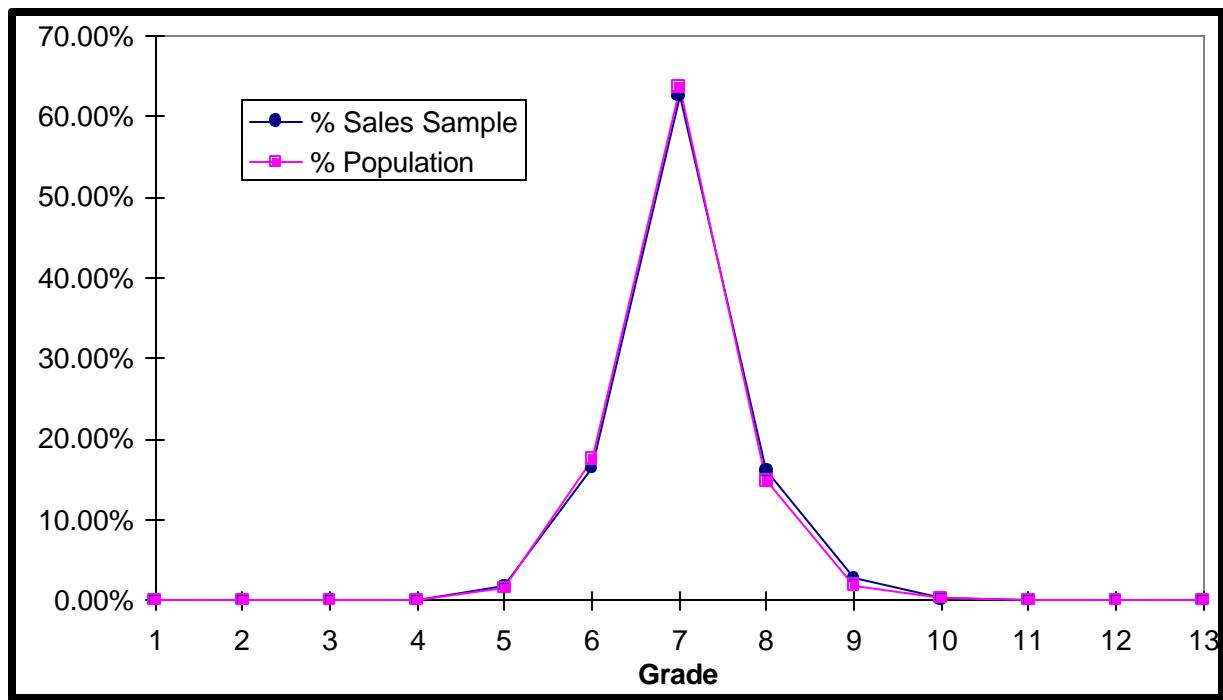
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.24%	500	20	0.27%
1000	342	41.71%	1000	2689	36.57%
1500	309	37.68%	1500	3079	41.87%
2000	113	13.78%	2000	1103	15.00%
2500	34	4.15%	2500	326	4.43%
3000	18	2.20%	3000	98	1.33%
3500	1	0.12%	3500	25	0.34%
4000	0	0.00%	4000	8	0.11%
4500	1	0.12%	4500	4	0.05%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	1	0.01%
7500	0	0.00%	7500	1	0.01%
	820			7354	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

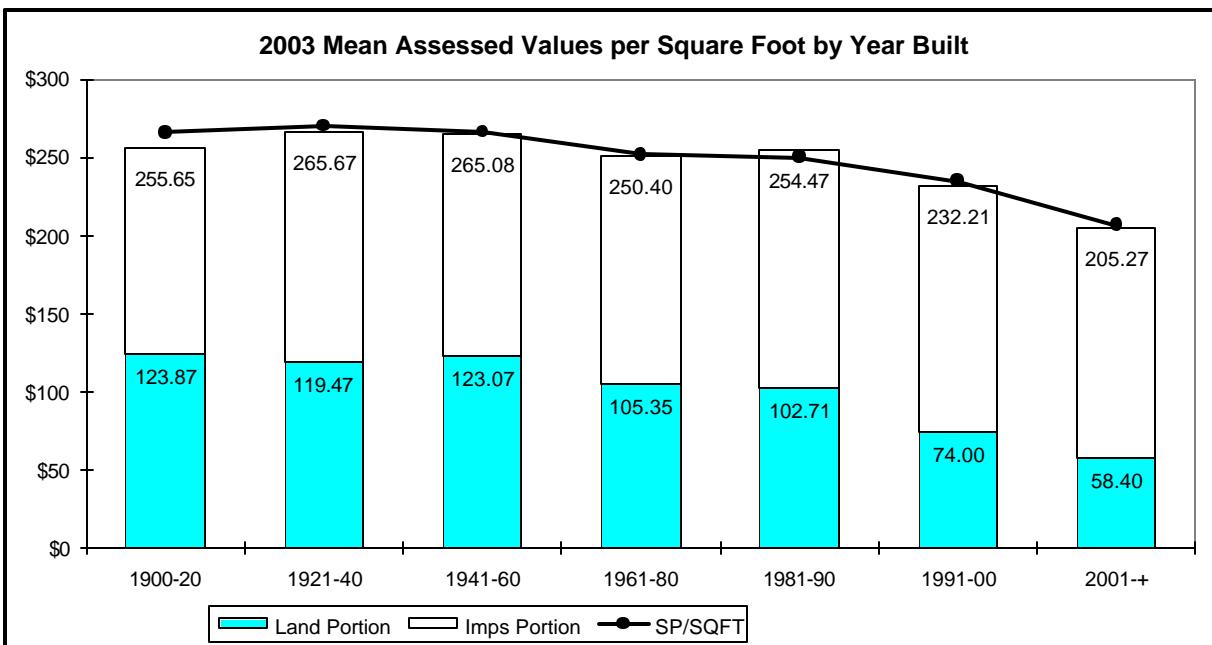
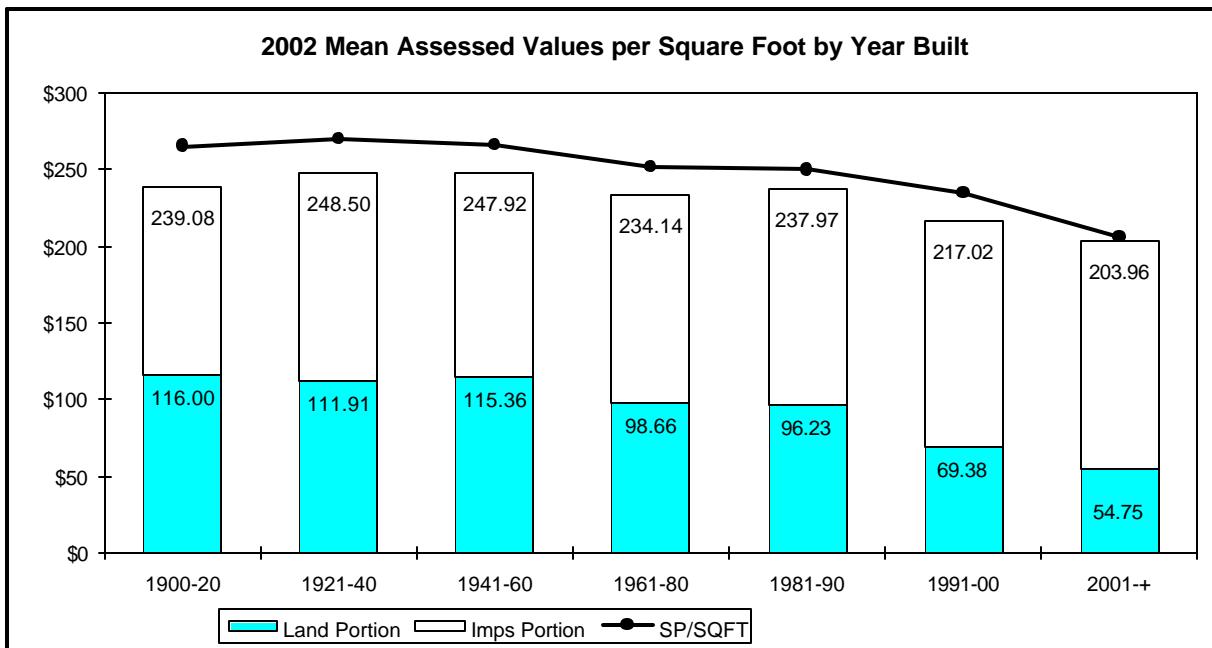
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.01%
4	0	0.00%	4	8	0.11%
5	15	1.83%	5	116	1.58%
6	135	16.46%	6	1288	17.51%
7	513	62.56%	7	4682	63.67%
8	132	16.10%	8	1090	14.82%
9	23	2.80%	9	139	1.89%
10	2	0.24%	10	26	0.35%
11	0	0.00%	11	3	0.04%
12	0	0.00%	12	1	0.01%
13	0	0.00%	13	0	0.00%
820			7354		



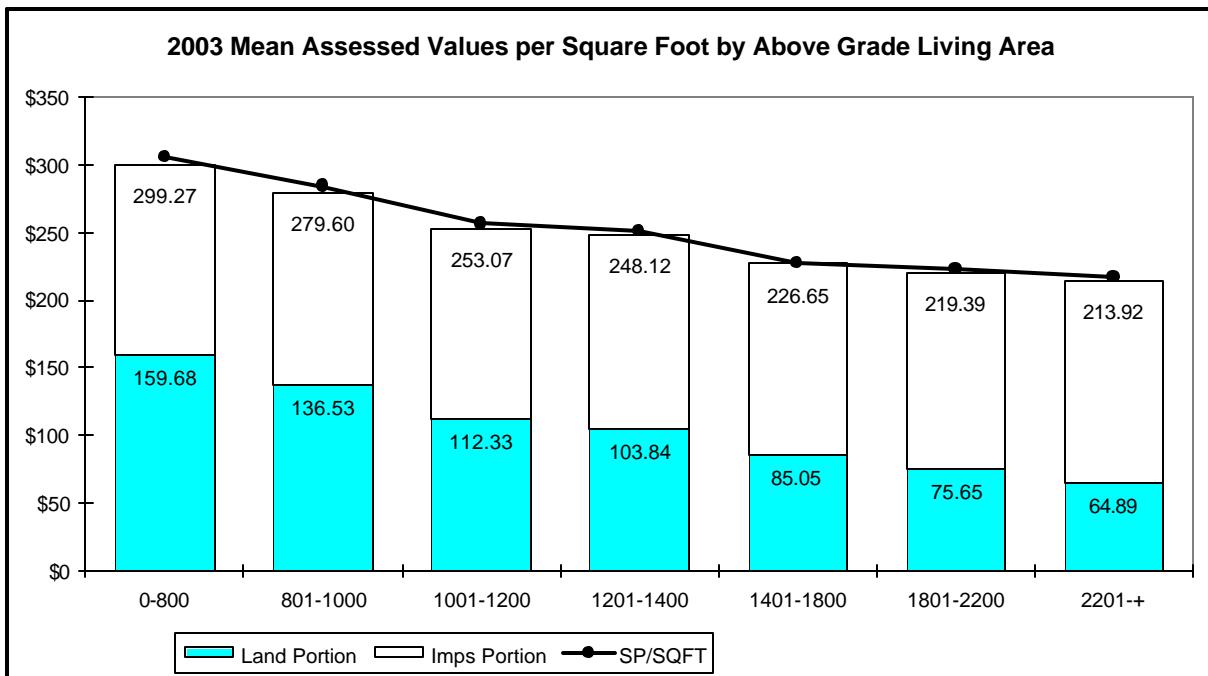
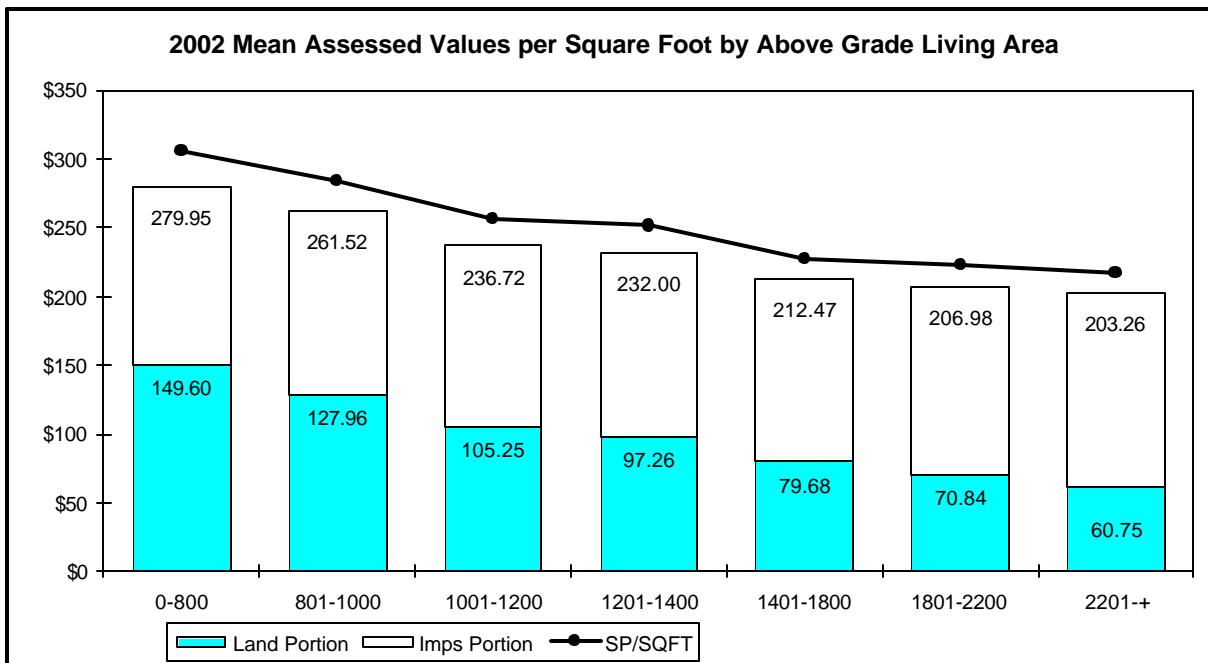
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



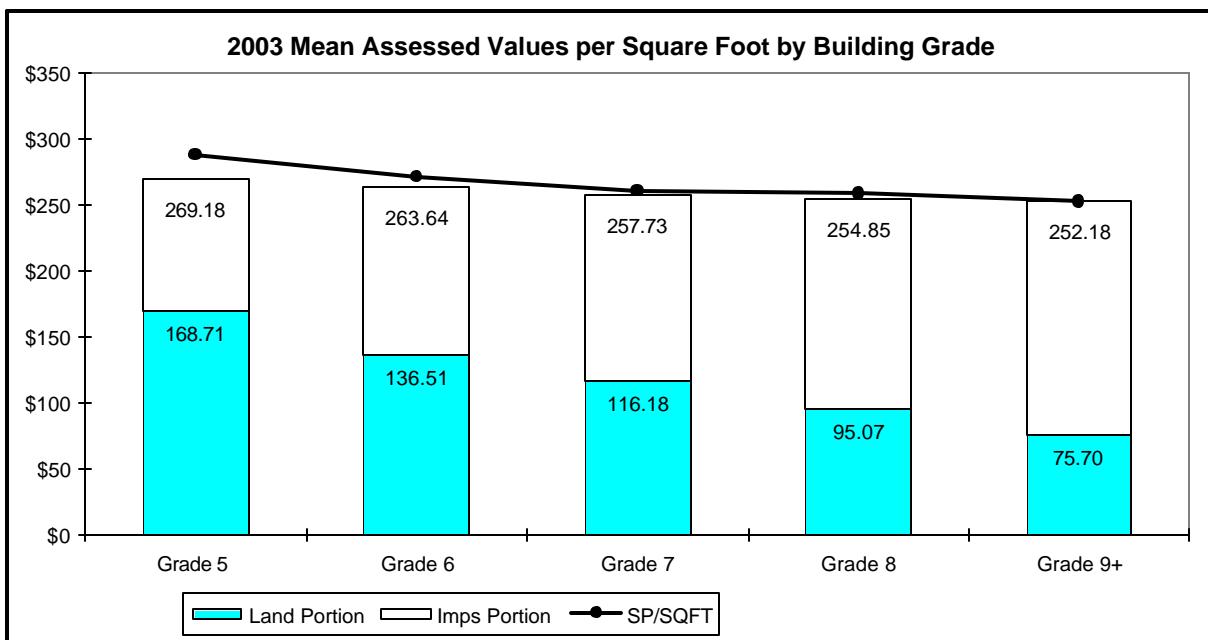
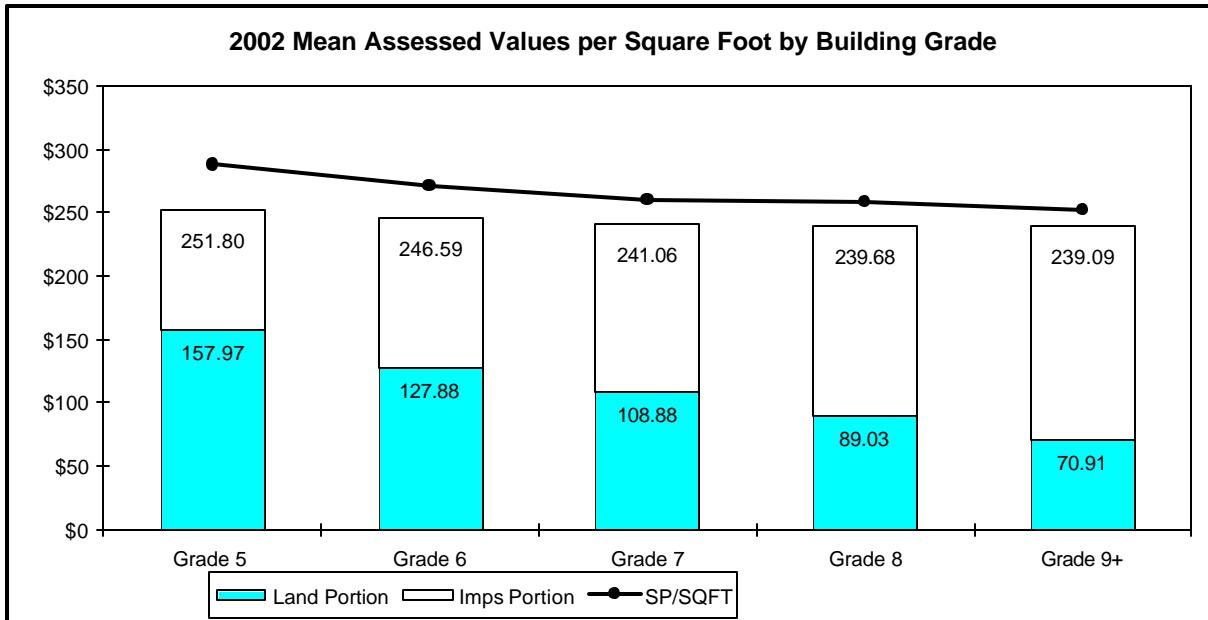
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. One grade 10 sale is included in grade 9.

Annual Update Process

Personnel & Participation

The Annual Update report and analysis were produced by Raju Pandey, Appraiser II . The process and results were reviewed by the Appraisal Team Lead Appraiser, Mindy Tiangson and by Bob Kaldor District Senior Appraiser. Debra Prins, Residential Division Manager further reviewed the report prior to completion and advised.

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (4 usable land sales) in area 48 and 76 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} / 0.9335798$$

or

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.071$$

Note: There would be no change if 2002 land value is less than or equal to \$10,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 820 usable residential sales in the North Central West Seattle and South Central West Seattle.

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

A statistical analysis was conducted using the Kruskal – Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 2000 in Sub area 1,6 and 9 of North and South Central West Seattle had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / {0.9335798 + (0.07197575 if year built or renovation after 2000 and subarea doesn't equal to 8)}

The resulting total value is rounded down to the next \$1,000, *then:*

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report on page 12.

Improved parcel Update (Continued)

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2003 Total Value = (2002 Land Value *1.071) + (2002 Imps Value * 1.066)” with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) will be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

If improvements “Building Grade 1-4”, they will be treated as accessories:

“2003 Total Value for Building Grade 1-4 = (2002 Land Value x 1.071) + (2002 Imps Value * 1.066)” with result rounded down to the next \$1,000

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = (2002 Land Value x 1.071) + (2002 Imps Value * 1.0)” with result rounded down to the next \$1,000.

Residential properties located on commercially zoned land in Area 76 (S. Central West Seattle) will be valued using the overall basic adjustment indicated by the sales sample and no change will be made to area 48 (N. Central West Seattle).

Mobile Home Update

There are no mobile homes sale in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 48 and 76 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production. North Central West Seattle and South Central West Seattle **is combined together to derive following adjustments.**

Overall (if no other adjustments apply)

7.1%

Year Built or Renovation >2000 Except Subarea 8	Yes
% Adjustment	-7.7%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in subarea 1, 6 and 9 which is built or renovated after 2000 would receive 0.6% downward adjustment (7.1% Overall - 7.7% year built or renovation 2000 - + and subarea except 8). 45 homes out of 7354 North Central West Seattle (Area 48) and South Central West Seattle (Area 76) homes would get this adjustment.

Approximately, 99.4% of the population in the area are adjusted by the overall alone. There are 7354 parcels (4104 in North Central West Seattle and 3250 in South Central West Seattle) with one improvement consisting of 1-3 living units.

Area 48 and 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	15	0.873	0.933	6.9%	0.875	0.991
6	135	0.910	0.973	6.9%	0.951	0.995
7	513	0.927	0.991	6.9%	0.980	1.001
8	132	0.929	0.986	6.2%	0.967	1.005
9	23	0.948	0.998	5.2%	0.975	1.021
10	2	0.930	0.996	7.1%	N/A	N/A
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1920	179	0.902	0.965	6.9%	0.946	0.984
1921-1940	180	0.919	0.982	6.9%	0.965	1.000
1941-1960	314	0.933	0.998	6.9%	0.985	1.010
1961-1980	36	0.936	1.001	6.9%	0.961	1.041
1981-1990	36	0.944	1.010	6.9%	0.971	1.049
1991-2000	52	0.922	0.987	7.0%	0.960	1.014
2001 - +	23	0.987	0.992	0.5%	0.959	1.024
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	12	0.848	0.907	6.9%	0.794	1.019
Average	347	0.926	0.985	6.3%	0.972	0.997
Good	414	0.928	0.992	6.9%	0.981	1.003
Very Good	47	0.915	0.979	7.0%	0.946	1.011
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	566	0.926	0.990	6.9%	0.980	1.000
1.5	154	0.921	0.985	6.9%	0.965	1.005
2	94	0.928	0.979	5.5%	0.957	1.001
2.5	2	0.964	1.030	6.9%	N/A	N/A
3	4	0.945	1.000	5.8%	0.832	1.168
Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N.Central W.Seattle	456	0.930	0.991	6.6%	0.980	1.002
S.Central W.Seattle	364	0.919	0.982	6.8%	0.970	0.993

Area 48 and 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

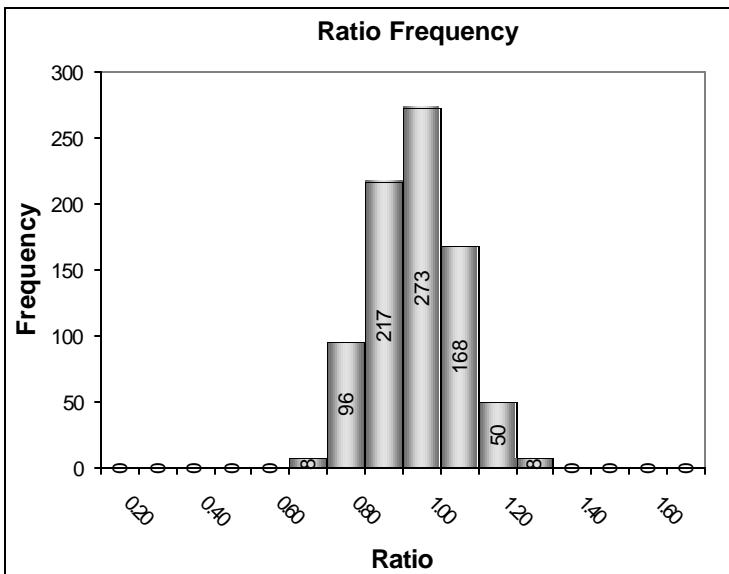
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-800	100	0.916	0.979	6.9%	0.957	1.002	
801-1000	244	0.922	0.985	6.9%	0.970	1.001	
1001-1200	159	0.924	0.988	6.9%	0.970	1.006	
1201-1400	109	0.924	0.988	6.9%	0.965	1.011	
1401-1800	125	0.933	0.995	6.7%	0.974	1.015	
1801-2200	49	0.928	0.983	6.0%	0.948	1.019	
2201 - +	34	0.935	0.985	5.3%	0.954	1.016	
View Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	569	0.924	0.985	6.7%	0.975	0.995	
Y	251	0.929	0.991	6.7%	0.976	1.006	
Year Built or Renovation 2000 - + and Subarea		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	3	1.001	0.994	-0.7%	0.971	1.017	
6	7	1.015	1.009	-0.7%	0.962	1.056	
8	5	0.903	0.966	7.0%	0.794	1.137	
9	8	0.996	0.990	-0.6%	0.934	1.046	
Sub Area		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	218	0.917	0.979	6.8%	0.964	0.994	
6	230	0.921	0.982	6.6%	0.967	0.998	
8	146	0.922	0.986	6.9%	0.967	1.006	
9	226	0.939	1.000	6.5%	0.984	1.016	
Lot Size		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-3000	27	0.934	0.985	5.4%	0.945	1.026	
3001-4000	79	0.891	0.951	6.7%	0.922	0.981	
4001-5000	224	0.904	0.964	6.6%	0.949	0.979	
5001-6000	254	0.932	0.994	6.6%	0.980	1.009	
6001-7000	168	0.957	1.022	6.8%	1.006	1.039	
7001-8000	40	0.948	1.014	6.9%	0.975	1.052	
8001 - +	28	0.917	0.980	7.0%	0.933	1.028	

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: WC/ Team 3	Lien Date: 01/01/2002	Date of Report: 4/29/2003	Sales Dates: 1/2001 - 12/2002
Area N-S Central W. Seattle	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	820		
Mean Assessed Value	281,200		
Mean Sales Price	303,900		
Standard Deviation AV	87.801		
Standard Deviation SP	98.713		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.935		
Median Ratio	0.930		
Weighted Mean Ratio	0.925		
UNIFORMITY			
Lowest ratio	0.655		
Highest ratio:	1.226		
Coefficient of Dispersion	9.60%		
Standard Deviation	0.111		
Coefficient of Variation	11.85%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.922		
<i>Upper limit</i>	0.943		
95% Confidence: Mean			
<i>Lower limit</i>	0.928		
<i>Upper limit</i>	0.943		
SAMPLE SIZE EVALUATION			
N (population size)	7354		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.111		
Recommended minimum:	20		
Actual sample size:	820		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	420		
# ratios above mean:	400		
<i>Z:</i>	0.698		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



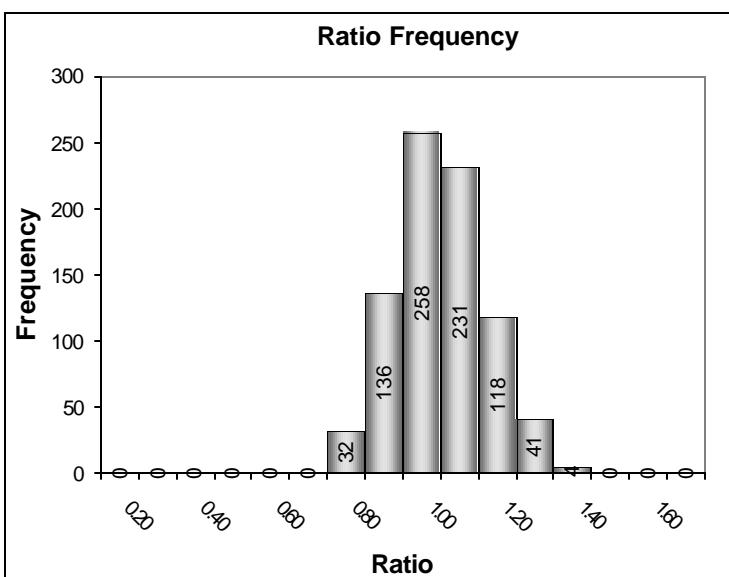
COMMENTS:

1 to 3 Unit Residences throughout area 48 (North Central West Seattle) and 76 (South Central West Seattle).

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: WC/ Team 3	Lien Date: 01/01/2003	Date of Report: 4/29/2003	Sales Dates: 1/2001 - 12/2002
Area N-S Central W. Seattle	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	820		
Mean Assessed Value	300,000		
Mean Sales Price	303,900		
Standard Deviation AV	92,480		
Standard Deviation SP	98,713		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.991		
Weighted Mean Ratio	0.987		
UNIFORMITY			
Lowest ratio	0.702		
Highest ratio:	1.312		
Coefficient of Dispersion	9.55%		
Standard Deviation	0.118		
Coefficient of Variation	11.81%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.006		
95% Confidence: Mean			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	7354		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.118		
Recommended minimum:	22		
Actual sample size:	820		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	422		
# ratios above mean:	398		
<i>Z:</i>	0.838		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 48 and 76.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	1	249320	0185	04/25/02	\$ 205,000	500	0	5	1938	4	5499	Y	N	8425 41ST AV SW
076	1	271910	0050	06/01/01	\$ 142,500	600	0	5	1920	4	2941	N	N	6546 42ND AV SW
076	1	431820	0225	08/21/01	\$ 183,000	650	0	5	1900	4	5009	N	N	7323 GLENRIDGE WY SW
076	1	249320	0435	06/05/02	\$ 249,950	590	590	6	1945	5	3200	N	N	8430 40TH AV SW
076	1	249120	0145	07/20/01	\$ 185,000	680	680	6	1949	4	6425	N	N	8820 37TH AV SW
076	1	249020	0010	10/10/02	\$ 215,000	680	220	6	1911	3	5100	N	N	3907 SW WEBSTER ST
076	1	563750	0070	07/22/02	\$ 185,000	700	300	6	1921	3	4793	N	N	4117 SW MORGAN ST
076	1	249220	0100	04/19/01	\$ 172,500	720	0	6	1952	5	4080	N	N	3540 SW AUSTIN ST
076	1	563750	0135	05/20/02	\$ 220,000	740	0	6	1947	4	6250	N	N	6506 41ST AV SW
076	1	269560	0205	07/11/02	\$ 145,000	740	0	6	1924	2	8112	N	N	3518 SW MONROE ST
076	1	249320	0235	08/24/01	\$ 219,300	750	100	6	1916	2	6213	N	N	8406 41ST AV SW
076	1	271660	0225	09/17/01	\$ 259,950	750	0	6	1930	4	3600	Y	N	6906 40TH AV SW
076	1	269560	0155	09/13/02	\$ 198,500	770	0	6	1948	4	4472	N	N	3546 SW MONROE ST
076	1	006500	0100	04/06/01	\$ 235,500	790	240	6	1925	4	6042	Y	N	6522 36TH AV SW
076	1	271660	0205	06/14/02	\$ 340,000	790	0	6	1922	3	6636	Y	N	6927 39TH AV SW
076	1	248920	0150	06/26/02	\$ 278,500	810	0	6	1940	4	3559	Y	N	3706 SW MYRTLE ST
076	1	923890	1040	04/26/02	\$ 196,750	820	250	6	1918	4	4556	N	N	4122 SW KENYON ST
076	1	249020	0335	01/28/02	\$ 228,500	830	0	6	1918	3	5100	N	N	3942 SW HOLDEN ST
076	1	249220	0860	05/22/02	\$ 229,950	900	0	6	1920	5	4080	N	N	3723 SW IDA ST
076	1	431770	0335	11/25/02	\$ 286,500	970	120	6	1910	4	7455	N	N	7356 40TH AV SW
076	1	431920	0395	07/10/02	\$ 265,000	980	0	6	1929	4	12456	N	N	3642 SW OHELLO ST
076	1	923890	1515	09/19/02	\$ 239,900	990	240	6	1948	4	4285	N	N	4122 SW AUSTIN ST
076	1	301330	0378	10/19/01	\$ 265,900	1050	700	6	1984	4	4234	N	N	4122 SW SOUTHERN ST
076	1	431770	0140	03/08/02	\$ 250,000	1060	0	6	1910	4	7504	N	N	4001 SW MYRTLE ST
076	1	249220	0415	12/26/02	\$ 222,500	1090	0	6	1941	3	4080	N	N	3748 SW IDA ST
076	1	249220	0295	01/29/02	\$ 234,500	1140	0	6	1963	2	4080	N	N	3706 SW AUSTIN ST
076	1	431920	0565	03/23/01	\$ 205,950	1150	0	6	1912	5	8314	N	N	7113 35TH AV SW
076	1	984230	0695	06/26/02	\$ 187,500	650	0	7	1942	4	4134	N	N	3540 SW SOUTHERN ST

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	1	269560	0495	11/22/02	\$ 180,000	650	0	7	1941	3	4893	N	N	3545 SW ELMGROVE ST
076	1	249220	0385	06/21/02	\$ 279,000	700	0	7	1928	4	4080	N	N	3745 SW AUSTIN ST
076	1	249220	0750	10/23/02	\$ 258,000	700	180	7	1943	4	4080	N	N	3616 SW HOLDEN ST
076	1	249220	0245	03/06/01	\$ 199,000	710	200	7	1943	5	4080	N	N	3744 SW AUSTIN ST
076	1	301330	0565	05/06/02	\$ 248,000	710	410	7	1945	4	4244	Y	N	4139 SW ROSE ST
076	1	984230	0100	06/15/01	\$ 239,950	720	0	7	1944	4	4166	N	N	3743 SW SOUTHERN ST
076	1	301330	0815	05/30/01	\$ 173,500	720	0	7	1947	4	4186	N	N	3910 SW MONROE ST
076	1	249120	0205	02/06/02	\$ 180,000	720	0	7	1947	4	6417	N	N	8837 36TH AV SW
076	1	178150	0015	07/18/01	\$ 180,000	730	0	7	1941	4	5075	N	N	3711 SW THISTLE ST
076	1	178200	0160	11/05/02	\$ 221,600	730	360	7	1942	3	5000	N	N	8608 36TH AV SW
076	1	249220	0256	02/16/01	\$ 229,000	740	260	7	1945	5	4080	N	N	3736 SW AUSTIN ST
076	1	269560	0095	12/11/02	\$ 286,000	750	470	7	1948	5	4494	N	N	3714 SW MONROE ST
076	1	301330	0630	04/28/01	\$ 236,000	760	760	7	1931	5	4239	Y	N	4130 SW THISTLE ST
076	1	248920	0030	10/04/01	\$ 380,000	760	650	7	1984	3	6602	Y	N	3803 SW MYRTLE ST
076	1	301330	0421	11/07/01	\$ 200,000	760	460	7	1942	2	4886	N	N	8216 CALIFORNIA AV SW
076	1	249020	0110	12/23/02	\$ 245,000	770	240	7	1948	4	5898	N	N	3912 SW AUSTIN ST
076	1	923890	1030	08/29/01	\$ 214,950	780	0	7	1942	4	4342	N	N	4132 SW KENYON ST
076	1	301330	0805	10/23/01	\$ 239,000	780	0	7	1927	4	4199	N	N	3918 SW MONROE ST
076	1	249320	0545	02/13/01	\$ 178,000	800	0	7	1942	4	4000	N	N	8411 39TH AV SW
076	1	178150	0145	12/11/02	\$ 265,000	800	800	7	1998	3	4726	N	N	3703 SW SULLIVAN ST
076	1	249220	0515	02/23/01	\$ 224,150	810	350	7	1945	5	4080	N	N	3525 SW AUSTIN ST
076	1	249020	0520	12/18/01	\$ 249,500	810	80	7	1942	4	5100	N	N	3907 SW PORTLAND ST
076	1	984230	0085	05/22/02	\$ 279,000	810	400	7	1942	4	4429	N	N	3755 SW SOUTHERN ST
076	1	269560	0390	05/20/02	\$ 260,000	810	410	7	1949	4	5748	N	N	3735 SW MONROE ST
076	1	006500	0140	07/10/02	\$ 268,000	810	250	7	1942	4	6418	Y	N	6521 36TH AV SW
076	1	923890	1175	08/27/02	\$ 277,000	810	0	7	1944	4	5100	N	N	4104 SW PORTLAND ST
076	1	178250	0070	08/10/01	\$ 236,500	820	500	7	1942	3	4988	N	N	3626 SW CLOVERDALE ST
076	1	178250	0100	11/13/01	\$ 231,000	820	440	7	1942	4	5187	N	N	8457 36TH AV SW
076	1	248920	0155	05/22/02	\$ 260,000	820	0	7	1940	3	4132	Y	N	3700 SW MYRTLE ST

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	1	178150	0255	06/03/02	\$ 234,500	820	0	7	1944	4	4961	N	N	3702 SW TILLMAN ST
076	1	178250	0145	01/04/01	\$ 227,000	830	830	7	1942	4	4600	N	N	8411 36TH AV SW
076	1	984230	0220	02/20/02	\$ 253,950	830	0	7	1947	5	4108	N	N	8212 39TH AV SW
076	1	301330	1130	03/22/01	\$ 219,500	840	0	7	1942	4	5235	N	N	3912 SW SOUTHERN ST
076	1	984230	0485	08/05/02	\$ 229,950	840	0	7	1939	4	7372	N	N	3522 SW THISTLE ST
076	1	431820	0190	11/08/02	\$ 289,000	840	0	7	1948	4	5906	Y	N	7306 CALIFORNIA AV SW
076	1	269560	0375	01/12/01	\$ 155,000	850	0	7	1949	3	5225	N	N	3723 SW MONROE ST
076	1	301330	0440	08/08/02	\$ 269,000	850	0	7	1941	5	4241	Y	N	4135 SW SOUTHERN ST
076	1	178250	0120	02/15/02	\$ 248,950	860	0	7	1942	4	4600	N	N	8437 36TH AV SW
076	1	249120	0360	04/24/02	\$ 225,500	860	0	7	1942	4	5137	N	N	8829 37TH AV SW
076	1	178200	0015	06/18/02	\$ 169,950	860	0	7	1942	4	6860	N	N	8411 35TH AV SW
076	1	249120	0295	09/18/02	\$ 272,000	860	610	7	1948	4	6410	N	N	8852 38TH AV SW
076	1	178200	0170	10/17/02	\$ 292,500	860	360	7	1942	3	5008	N	N	3627 SW CLOVERDALE ST
076	1	178200	0110	11/18/02	\$ 218,000	860	0	7	1942	3	5250	N	N	8633 35TH AV SW
076	1	178250	0035	03/23/01	\$ 195,900	870	0	7	1942	4	4600	N	N	8506 37TH AV SW
076	1	923890	1035	04/12/02	\$ 268,000	870	0	7	1927	5	4449	N	N	4128 SW KENYON ST
076	1	269560	0035	04/24/02	\$ 240,000	880	0	7	1940	4	4494	N	N	3744 SW Monroe St.
076	1	269560	0110	11/18/02	\$ 284,000	880	300	7	1948	3	5330	N	N	3707 SW KENYON ST
076	1	301330	1235	02/26/01	\$ 210,000	890	0	7	1941	4	5856	Y	N	3909 SW SOUTHERN ST
076	1	870460	0005	03/05/01	\$ 249,700	890	400	7	1941	4	6300	N	N	3723 SW HENDERSON ST
076	1	984230	0715	12/19/01	\$ 248,000	890	500	7	1951	4	5464	N	N	3524 SW SOUTHERN ST
076	1	984230	0725	02/28/02	\$ 219,950	890	500	7	1951	3	5456	N	N	3514 SW SOUTHERN ST
076	1	249020	0475	12/10/01	\$ 258,500	900	0	7	1941	4	5100	N	N	3920 SW PORTLAND ST
076	1	271910	0330	03/06/02	\$ 304,000	900	0	7	1948	4	6314	Y	N	4005 SW HOLLY ST
076	1	301330	1141	10/08/02	\$ 245,000	910	910	7	1942	4	6273	N	N	3902 SW SOUTHERN ST
076	1	984230	0665	01/16/02	\$ 245,000	920	500	7	1951	3	5418	N	N	8218 37TH AV SW
076	1	923890	1255	10/28/02	\$ 230,000	920	0	7	1939	3	5002	N	N	7618 CALIFORNIA AV SW
076	1	178200	0065	05/07/02	\$ 199,950	930	0	7	1942	5	6860	N	N	8461 35TH AV SW
076	1	178250	0065	07/02/02	\$ 292,000	940	380	7	1942	4	4978	N	N	8560 37TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	1	269560	0190	10/21/02	\$ 255,000	940	0	7	1949	4	4264	N	N	3528 SW MONROE ST
076	1	262403	9107	08/07/01	\$ 275,000	950	170	7	1924	5	5508	Y	N	7015 39TH AV SW
076	1	029300	0095	02/20/02	\$ 224,000	950	200	7	1947	3	6383	N	N	7727 37TH AV SW
076	1	178150	0415	10/04/02	\$ 305,000	950	470	7	1974	4	7140	Y	N	3724 SW DONOVAN ST
076	1	178150	0071	04/18/01	\$ 229,000	960	740	7	1949	3	4560	Y	N	3745 SW THISTLE ST
076	1	301330	1030	04/11/02	\$ 257,000	960	0	7	1943	4	6284	N	N	3915 SW ELMGROVE ST
076	1	029300	0170	06/13/02	\$ 275,000	960	630	7	1911	5	7213	N	N	7725 36TH AV SW
076	1	178250	0140	06/13/02	\$ 246,500	960	0	7	1942	4	4600	N	N	8417 36TH AV SW
076	1	178200	0060	02/23/01	\$ 184,250	970	490	7	1942	4	6860	N	N	8457 35TH AV SW
076	1	249320	0415	04/23/01	\$ 267,000	980	740	7	1958	4	3200	N	N	8414 40TH AV SW
076	1	269560	0100	09/19/02	\$ 250,000	980	590	7	1948	4	5225	N	N	3711 SW KENYON ST
076	1	112100	0130	07/15/02	\$ 312,000	990	350	7	1951	4	5267	Y	N	3609 SW HOLLY ST
076	1	301330	0150	04/30/01	\$ 332,500	1000	720	7	2000	3	4252	N	N	8002 CALIFORNIA AV SW
076	1	984230	0290	06/22/01	\$ 255,000	1000	600	7	1950	4	4244	N	N	3715 SW ROSE ST
076	1	249020	0385	07/08/02	\$ 279,950	1000	590	7	1941	4	5100	N	N	3907 SW HOLDEN ST
076	1	006500	0315	06/26/02	\$ 393,500	1020	0	7	1914	3	6550	Y	N	6522 38TH AV SW
076	1	923890	1375	12/31/01	\$ 249,900	1030	350	7	1948	4	5129	Y	N	4150 SW IDA ST
076	1	249120	0225	11/08/01	\$ 252,000	1040	660	7	1975	4	6427	N	N	8815 36TH AV SW
076	1	249220	0720	06/18/02	\$ 256,500	1050	0	7	1925	5	4080	N	N	3543 SW IDA ST
076	1	269560	0435	07/29/02	\$ 237,500	1050	0	7	1952	4	5304	N	N	8106 39TH AV SW
076	1	984230	0181	06/20/02	\$ 259,950	1060	720	7	1975	5	4986	N	N	3724 SW ROSE ST
076	1	563750	0105	08/17/01	\$ 255,000	1070	0	7	1949	4	6000	N	N	6517 41ST AV SW
076	1	431920	0821	09/18/02	\$ 272,000	1070	0	7	1944	4	5253	N	N	7325 36TH AV SW
076	1	984230	0340	08/03/01	\$ 214,000	1080	540	7	1948	4	7788	N	N	3724 SW THISTLE ST
076	1	029300	0076	01/15/02	\$ 266,000	1080	800	7	1927	4	7468	N	N	7726 38TH AV SW
076	1	301330	0810	02/19/02	\$ 275,000	1080	800	7	1986	3	4199	N	N	3914 SW MONROE ST
076	1	249120	0695	02/26/02	\$ 274,950	1080	0	7	1998	3	6380	N	N	9044 37TH AV SW
076	1	431770	0060	03/04/02	\$ 244,000	1080	0	7	1958	4	5920	N	N	4168 SW ORCHARD ST
076	1	178150	0110	03/19/01	\$ 240,000	1090	410	7	1944	4	5075	N	N	3732 SW SULLIVAN ST

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	1	301330	0832	07/18/02	\$ 273,000	1090	600	7	1987	3	4209	Y	N	3949 SW MONROE ST
076	1	178250	0025	02/05/02	\$ 236,350	1100	0	7	1942	2	4600	N	N	8422 37TH AV SW
076	1	178250	0040	04/16/02	\$ 244,950	1100	0	7	1942	4	4600	N	N	8510 37TH AV SW
076	1	249020	0280	05/21/02	\$ 369,000	1100	0	7	1923	5	5100	Y	N	3933 SW IDA ST
076	1	301330	0555	02/22/01	\$ 258,850	1150	930	7	1939	5	6492	N	N	8316 CALIFORNIA AV SW
076	1	249120	0090	09/17/01	\$ 245,000	1150	1150	7	1949	4	6045	N	N	8831 35TH AV SW
076	1	984230	0010	12/19/01	\$ 237,500	1150	0	7	1941	4	4795	N	N	3756 SW SOUTHERN ST
076	1	984230	0640	01/16/01	\$ 255,000	1160	880	7	1958	5	6077	N	N	3532 SW ROSE ST
076	1	984230	0500	08/06/02	\$ 279,000	1160	920	7	1954	4	5356	N	N	3532 SW THISTLE ST
076	1	301330	0125	01/31/01	\$ 255,000	1180	0	7	1910	3	6345	Y	N	4114 SW MONROE ST
076	1	984230	0050	04/05/02	\$ 253,000	1180	0	7	1994	3	4158	N	N	3728 SW SOUTHERN ST
076	1	249220	0180	08/06/02	\$ 270,000	1190	0	7	1926	5	4097	Y	N	3715 SW WEBSTER ST
076	1	271660	0120	08/29/02	\$ 337,000	1210	150	7	1937	4	7274	Y	N	6764 41ST AV SW
076	1	112100	0175	03/01/01	\$ 320,000	1230	430	7	1928	4	6304	Y	N	6735 36TH AV SW
076	1	178150	0085	05/14/02	\$ 299,000	1230	550	7	1944	3	5196	N	N	3756 SW SULLIVAN ST
076	1	984230	0636	04/19/01	\$ 260,000	1240	1010	7	1958	5	4117	N	N	3526 SW ROSE ST
076	1	006500	0335	05/03/01	\$ 295,000	1240	640	7	1977	4	6334	N	N	6502 38TH AV SW
076	1	984230	0650	02/01/02	\$ 285,000	1240	730	7	1959	4	4538	N	N	3540 SW ROSE ST
076	1	150480	0065	08/16/01	\$ 258,000	1250	0	7	1947	4	6750	N	N	9043 37TH AV SW
076	1	269560	0130	08/08/02	\$ 242,000	1250	0	7	1948	4	4558	N	N	7902 37TH AV SW
076	1	262403	9123	10/02/02	\$ 339,950	1250	500	7	1963	3	7531	N	N	4004 SW MYRTLE ST
076	1	249020	0620	10/09/01	\$ 222,500	1260	400	7	1957	3	5100	N	N	3912 SW KENYON ST
076	1	249020	0195	09/03/02	\$ 345,000	1260	1000	7	1912	5	5355	Y	N	3952 SW IDA ST
076	1	029300	0156	09/13/01	\$ 265,000	1270	1000	7	1957	4	7627	N	N	7701 36TH AV SW
076	1	178150	0400	07/10/02	\$ 345,000	1280	640	7	1943	4	7400	Y	N	8600 FARWELL PL SW
076	1	249220	0210	12/03/02	\$ 294,950	1300	280	7	1948	3	4942	Y	N	3737 SW WEBSTER ST
076	1	269560	0230	12/17/02	\$ 225,750	1300	0	7	1928	4	4960	N	N	8007 35TH AV SW
076	1	249020	0575	06/07/01	\$ 340,000	1320	700	7	1911	4	5814	Y	N	3956 SW KENYON ST
076	1	029300	0075	03/06/01	\$ 317,500	1390	1190	7	1955	4	7405	N	N	7730 38TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	1	112100	0385	06/25/01	\$ 415,000	1390	600	7	1976	4	5720	Y	N	6622 38TH AV SW
076	1	269560	0432	12/17/02	\$ 251,000	1390	350	7	1925	4	5303	N	N	8104 39TH AV SW
076	1	249220	0990	05/22/02	\$ 220,000	1400	0	7	1997	3	6120	N	N	3712 SW HOLDEN ST
076	1	248920	0210	03/01/01	\$ 344,950	1410	0	7	1926	3	5641	Y	N	3703 SW MYRTLE ST
076	1	563750	0160	12/20/01	\$ 325,000	1430	880	7	1924	4	6000	Y	N	6527 40TH AV SW
076	1	431920	0535	06/06/02	\$ 301,400	1430	0	7	1929	4	8304	N	N	7143 35TH AV SW
076	1	563750	0225	08/15/02	\$ 320,000	1440	0	7	1919	5	6000	N	N	6524 40TH AV SW
076	1	249120	0660	04/30/01	\$ 333,500	1460	650	7	1999	3	6097	N	N	3617 SW HENDERSON ST
076	1	249220	0300	09/20/01	\$ 335,000	1460	0	7	1913	5	4080	Y	N	3702 SW AUSTIN ST
076	1	923890	1330	06/25/02	\$ 345,000	1480	250	7	1951	4	6632	Y	N	4125 SW AUSTIN ST
076	1	431770	0295	03/15/02	\$ 379,000	1500	1020	7	1976	4	9500	Y	N	7316 40TH AV SW
076	1	178150	0355	06/05/02	\$ 269,000	1500	0	7	1950	4	7700	N	N	3710 SW CLOVERDALE ST
076	1	249120	0682	05/21/01	\$ 309,950	1520	0	7	1998	3	6387	N	N	9030 37TH AV SW
076	1	112100	0180	10/25/01	\$ 324,950	1540	0	7	1929	4	6303	Y	N	6739 36TH AV SW
076	1	006500	0390	02/28/02	\$ 340,000	1550	0	7	1984	4	6248	Y	N	6512 39TH AV SW
076	1	249120	0195	10/17/01	\$ 210,500	1590	0	7	1912	3	6413	N	N	8847 36TH AV SW
076	1	249120	0330	07/26/01	\$ 262,000	1690	0	7	1998	3	5131	N	N	8845 37TH AV SW
076	1	249120	0710	04/24/02	\$ 252,000	1720	0	7	1978	4	7000	N	N	9051 36TH AV SW
076	1	431770	0270	08/09/02	\$ 385,000	1730	280	7	1913	5	9120	Y	N	3906 SW OTHELLO ST
076	1	112100	0074	06/05/01	\$ 305,000	1740	0	7	1993	3	5325	Y	N	6744 36TH AV SW
076	1	249120	0310	11/08/01	\$ 248,000	1740	0	7	1977	3	5127	N	N	8853 37TH AV SW
076	1	431920	0275	05/15/02	\$ 495,000	1770	340	7	1921	4	8879	Y	N	7203 36TH AV SW
076	1	431770	0342	08/30/01	\$ 341,500	1780	0	7	1953	3	5712	N	N	3916 SW WEBSTER ST
076	1	248920	0245	11/19/02	\$ 363,000	1780	240	7	1949	4	6300	N	N	6906 37TH AV SW
076	1	923890	1085	10/23/02	\$ 388,000	1820	790	7	1991	3	5100	Y	N	4123 SW HOLDEN ST
076	1	352590	0050	06/13/01	\$ 470,000	2270	0	7	1989	3	3824	Y	N	6916 HEIGHTS AV SW
076	1	249220	0680	04/27/01	\$ 270,000	1060	750	8	1957	3	4080	N	N	3521 SW IDA ST
076	1	271910	0410	03/14/02	\$ 330,000	1070	870	8	1959	4	6250	Y	N	6717 42ND AV SW
076	1	431770	0130	11/08/02	\$ 259,950	1080	400	8	1962	3	6589	N	N	3936 SW ORCHARD ST

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	1	301330	0215	08/12/02	\$ 245,000	1140	540	8	1948	4	5478	Y	N	4105 SW MONROE ST
076	1	431920	0630	06/06/02	\$ 290,000	1150	870	8	1959	3	9100	N	N	7342 36TH AV SW
076	1	112100	0047	02/22/01	\$ 274,000	1160	310	8	1951	3	6779	Y	N	6739 35TH AV SW
076	1	112100	0048	08/20/01	\$ 218,000	1160	220	8	1951	4	6777	Y	N	6745 35TH AV SW
076	1	249020	0545	04/25/01	\$ 296,000	1190	290	8	1952	3	5100	Y	N	3933 SW PORTLAND ST
076	1	006500	0345	05/07/02	\$ 365,000	1190	0	8	1972	4	6550	Y	N	6511 38TH AV SW
076	1	431770	0195	06/13/01	\$ 284,000	1210	800	8	1960	4	9198	N	N	3923 SW ORCHARD ST
076	1	271910	0230	07/18/01	\$ 423,000	1220	0	8	1951	3	5900	Y	N	6716 40TH AV SW
076	1	249320	0360	09/26/01	\$ 355,000	1230	630	8	1946	4	7753	Y	N	8444 41ST AV SW
076	1	112100	0490	07/15/02	\$ 497,000	1230	250	8	1944	5	8445	Y	N	6771 38TH AV SW
076	1	249020	0415	10/23/02	\$ 319,000	1250	240	8	1954	3	6120	Y	N	3937 SW HOLDEN ST
076	1	249320	0475	02/21/02	\$ 360,000	1260	600	8	1953	4	6299	Y	N	8559 39TH AV SW
076	1	262403	9098	08/24/02	\$ 531,750	1260	280	8	1954	4	4655	Y	N	4019 SW FRONTENAC ST
076	1	431920	0031	06/06/02	\$ 355,000	1270	870	8	1919	5	4328	Y	N	3830 SW ORCHARD ST
076	1	431920	0135	10/22/02	\$ 350,000	1270	350	8	1956	3	8115	Y	N	7126 38TH AV SW
076	1	431920	0335	03/25/02	\$ 327,000	1300	360	8	1956	4	7636	N	N	7255 36TH AV SW
076	1	431820	0295	05/30/01	\$ 256,000	1330	0	8	1911	4	11694	N	N	4139 SW OTHELLO ST
076	1	271660	0144	09/20/02	\$ 620,000	1330	700	8	1963	5	6975	Y	N	4014 SW FRONTENAC ST
076	1	249220	0165	10/16/02	\$ 338,000	1370	650	8	1966	3	4164	Y	N	3701 SW WEBSTER ST
076	1	269560	0200	01/30/02	\$ 319,000	1420	610	8	1951	4	8944	N	N	3519 SW KENYON ST
076	1	029300	0052	11/20/02	\$ 330,000	1440	520	8	1950	4	7436	N	N	7725 38TH AV SW
076	1	248920	0035	08/05/02	\$ 516,500	1550	0	8	1914	4	7513	Y	N	7109 38TH AV SW
076	1	301330	0950	04/24/02	\$ 379,950	1600	910	8	1990	3	10480	N	N	3916 SW ELMGROVE ST
076	1	301330	0320	12/13/02	\$ 420,000	1620	800	8	1995	4	4234	Y	N	4123 SW ELMGROVE ST
076	1	271910	0069	10/02/02	\$ 395,000	1680	1200	8	1970	4	5900	Y	N	6553 41ST AV SW
076	1	431920	0205	09/23/02	\$ 373,000	1710	0	8	1987	3	7850	N	N	3817 SW ORCHARD ST
076	1	249120	0265	08/23/02	\$ 265,000	1740	0	8	1948	4	12846	N	N	8822 38TH AV SW
076	1	248920	0185	06/26/01	\$ 415,000	1780	1200	8	1975	4	6167	Y	N	6909 37TH AV SW
076	1	112100	0320	06/05/02	\$ 433,000	1810	490	8	1951	4	9750	Y	N	6747 37TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	1	006500	0430	09/27/01	\$ 385,700	1890	0	8	1922	4	6219	Y	N	6626 39TH AV SW
076	1	301330	0512	03/11/02	\$ 474,950	2150	0	8	1998	3	4002	Y	N	4118 SW Rose St.
076	1	262403	9030	11/14/02	\$ 530,000	2240	710	8	1989	3	5217	Y	N	4139 SW FRONTENAC ST
076	1	269560	0165	09/10/02	\$ 389,000	2248	0	8	2002	3	4912	N	N	3601 SW KENYON ST
076	1	431920	0060	03/20/02	\$ 595,000	2783	0	8	1999	3	11177	Y	N	3802 SW ORCHARD ST
076	1	262403	9125	11/13/01	\$ 388,000	1280	640	9	1982	4	6129	Y	N	4020 SW MYRTLE ST
076	1	301330	0165	11/25/02	\$ 406,000	1340	700	9	1994	3	6492	Y	N	8018 CALIFORNIA AV SW
076	1	563750	0230	12/23/02	\$ 427,000	1560	810	9	1997	3	6000	N	N	6526 40TH AV SW
076	1	271660	0160	09/11/01	\$ 525,000	1660	450	9	1931	5	5801	Y	N	6923 40TH AV SW
076	1	249220	0090	03/22/01	\$ 412,500	1860	300	9	2000	3	4080	Y	N	3548 SW AUSTIN ST
076	1	271660	0180	06/27/01	\$ 565,000	1960	820	9	1950	5	13278	Y	N	6924 40TH AV SW
076	1	248920	0070	07/15/02	\$ 632,000	2220	190	9	1990	3	6000	Y	N	6932 39TH AV SW
076	1	112100	0085	12/12/01	\$ 550,000	2310	0	9	2001	3	5328	Y	N	6728 36TH AV SW
076	1	150480	0050	04/19/01	\$ 519,950	2440	840	9	2001	3	6750	Y	N	9031 37TH AV SW
076	1	249320	0165	02/18/02	\$ 566,000	2780	600	9	1992	3	5740	Y	N	8405 41ST AV SW
076	1	431920	0010	04/23/02	\$ 610,000	2810	1080	9	1991	3	9500	Y	N	7120 39TH AV SW
048	6	095200	5145	08/23/02	\$ 228,000	590	0	5	1919	3	3795	Y	N	4420 39TH AV SW
048	6	095200	5425	04/26/01	\$ 221,900	710	580	5	1910	4	4313	N	N	4418 40TH AV SW
048	6	095200	1640	07/20/01	\$ 225,000	820	0	5	1914	4	5750	N	N	4058 41ST AV SW
048	6	422940	0170	04/09/01	\$ 190,550	630	0	6	1922	4	4161	N	N	3410 42ND AV SW
048	6	929730	1680	04/17/01	\$ 207,000	640	640	6	1941	4	2160	N	N	4045 34TH AV SW
048	6	929730	1690	03/06/01	\$ 217,000	720	500	6	1930	4	4900	N	N	4046 35TH AV SW
048	6	928580	0895	03/01/01	\$ 205,000	720	0	6	1943	4	5098	Y	N	3844 BELVIDERE AV SW
048	6	095200	0925	08/14/02	\$ 289,950	720	400	6	1917	4	4025	Y	N	4045 38TH AV SW
048	6	095200	0405	09/21/01	\$ 265,000	730	400	6	1918	4	5750	N	N	4061 36TH AV SW
048	6	095200	1445	10/18/01	\$ 215,000	730	0	6	1919	3	5750	N	N	4031 40TH AV SW
048	6	095200	5580	02/28/02	\$ 229,950	730	0	6	1940	4	5750	N	N	4431 40TH AV SW
048	6	432120	0930	04/17/02	\$ 246,000	770	0	6	1950	5	4500	Y	N	3417 37TH AV SW
048	6	798740	0540	11/09/02	\$ 255,000	770	770	6	1914	3	5000	N	N	3110 SW SPOKANE ST

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(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	6	095200	2025	04/05/01	\$ 263,500	790	790	6	1918	3	5750	N	N	4051 42ND AV SW
048	6	929730	0360	11/08/02	\$ 180,000	790	0	6	1926	3	4000	Y	N	3852 35TH AV SW
048	6	929730	1715	06/07/01	\$ 225,000	810	0	6	1929	3	4000	Y	N	4026 35TH AV SW
048	6	095200	3775	05/08/01	\$ 168,000	820	180	6	1944	3	5750	N	N	4140 37TH AV SW
048	6	095200	2965	10/24/01	\$ 258,000	820	430	6	1918	4	5750	Y	N	4112 40TH AV SW
048	6	095200	3435	10/25/02	\$ 205,000	820	0	6	1922	3	4025	Y	N	4155 38TH AV SW
048	6	929730	0355	02/11/02	\$ 215,000	830	350	6	1925	3	4000	Y	N	3856 35TH AV SW
048	6	635600	0027	05/31/02	\$ 328,000	830	250	6	1918	4	5880	N	N	3906 SW LANDER ST
048	6	746590	0180	05/30/01	\$ 239,950	840	0	6	1924	4	3750	N	N	3424 39TH AV SW
048	6	095200	2775	06/05/01	\$ 289,000	850	180	6	1929	5	5992	N	N	4142 41ST AV SW
048	6	095200	0735	07/24/01	\$ 235,000	850	0	6	1917	4	4313	N	N	4024 38TH AV SW
048	6	051300	0450	06/05/01	\$ 242,500	860	0	6	1924	3	3015	N	N	4014 SW HANFORD ST
048	6	929730	1590	03/29/01	\$ 285,000	870	300	6	1950	3	6497	Y	N	4034 34TH AV SW
048	6	757770	0465	07/26/01	\$ 241,000	870	0	6	1912	3	5175	N	N	4109 SW BRADFORD ST
048	6	095200	2905	04/29/02	\$ 230,000	870	240	6	1909	3	4255	Y	N	4141 40TH AV SW
048	6	231390	0300	06/15/01	\$ 237,000	880	0	6	1922	2	3750	N	N	3270 41ST AV SW
048	6	095200	0280	01/29/02	\$ 285,000	880	0	6	1948	4	5750	N	N	4003 36TH AV SW
048	6	746590	0245	06/27/01	\$ 211,500	890	0	6	1913	4	5000	N	N	3423 38TH AV SW
048	6	432120	0065	08/13/02	\$ 228,000	890	0	6	1907	4	3000	N	N	3262 BELVIDERE AV SW
048	6	095200	4820	10/29/01	\$ 206,000	900	400	6	1944	4	5750	Y	N	4402 38TH AV SW
048	6	051300	0695	02/27/02	\$ 265,650	900	0	6	1915	4	5750	N	N	2922 WALNUT AV SW
048	6	929730	0540	03/07/02	\$ 275,000	900	0	6	1925	3	4000	Y	N	3848 34TH AV SW
048	6	095200	1865	03/18/02	\$ 237,000	910	260	6	1910	3	5750	N	N	4036 42ND AV SW
048	6	301630	0440	05/07/01	\$ 259,000	920	300	6	1906	4	5341	N	N	3210 41ST AV SW
048	6	095200	3385	10/18/01	\$ 211,000	920	0	6	1922	4	4600	Y	N	4129 38TH AV SW
048	6	095200	5620	09/20/02	\$ 174,500	930	0	6	1914	3	5750	N	N	4453 40TH AV SW
048	6	095200	5470	08/23/01	\$ 195,000	940	0	6	1908	3	4313	N	N	4438 40TH AV SW
048	6	757770	0070	06/27/01	\$ 277,950	960	0	6	1924	4	4879	N	N	4114 SW CHARLESTOWN ST
048	6	764590	0290	04/09/01	\$ 274,500	990	0	6	1918	4	3680	N	N	3053 BELVIDERE AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	6	095200	3025	05/07/01	\$ 293,000	1000	800	6	1948	3	5750	N	N	4140 40TH AV SW
048	6	791510	0490	06/06/01	\$ 247,500	1060	0	6	1919	4	4862	N	N	3225 WALNUT AV SW
048	6	746590	0215	08/31/01	\$ 228,000	1070	0	6	1913	3	5000	N	N	3437 38TH AV SW
048	6	095200	4080	10/01/02	\$ 352,000	1080	530	6	1930	4	4000	N	N	3509 SW DAKOTA ST
048	6	095200	1245	03/26/01	\$ 264,000	1090	0	6	1909	4	5750	Y	N	4006 40TH AV SW
048	6	132403	9083	04/25/01	\$ 286,000	1170	0	6	1948	3	7070	Y	N	3680 33RD AV SW
048	6	095200	5075	12/24/01	\$ 265,000	1230	200	6	1909	4	5750	N	N	4451 38TH AV SW
048	6	095200	3230	09/05/02	\$ 266,000	1230	200	6	1922	4	5750	Y	N	4124 39TH AV SW
048	6	757820	0015	07/19/01	\$ 295,000	1310	340	6	1941	4	5000	N	N	3446 40TH AV SW
048	6	095200	0325	07/26/01	\$ 276,000	1330	0	6	1941	4	4773	N	N	4021 36TH AV SW
048	6	095200	5330	08/20/01	\$ 240,000	1490	0	6	1940	4	5750	N	N	4433 39TH AV SW
048	6	083800	0070	08/28/02	\$ 223,000	650	0	7	1925	3	3680	N	N	2906 39TH AV SW
048	6	432120	0660	05/14/02	\$ 270,000	730	0	7	1916	3	5000	Y	N	3410 37TH AV SW
048	6	083800	0040	09/03/02	\$ 225,000	750	0	7	1923	3	3680	N	N	2716 39TH AV SW
048	6	928580	0070	02/06/01	\$ 238,000	800	0	7	1940	3	5000	N	N	3457 36TH AV SW
048	6	432120	0190	04/04/01	\$ 265,000	810	400	7	1940	3	3750	Y	N	3254 37TH AV SW
048	6	870160	0380	12/02/02	\$ 239,000	810	0	7	1942	4	5000	N	N	3217 BELVIDERE AV SW
048	6	231390	0080	06/12/02	\$ 298,700	820	0	7	1925	3	4367	N	N	3277 39TH AV SW
048	6	929730	0505	11/13/02	\$ 260,000	840	0	7	1951	3	4000	Y	N	3859 33RD AV SW
048	6	928580	0640	12/03/01	\$ 239,000	850	0	7	1919	3	6421	N	N	3819 35TH AV SW
048	6	095200	3885	04/23/01	\$ 235,000	860	360	7	1954	3	5750	N	N	4137 36TH AV SW
048	6	051300	0475	07/01/02	\$ 289,950	860	0	7	1924	3	3440	N	N	3032 WALNUT AV SW
048	6	051300	0445	01/05/01	\$ 215,000	870	0	7	1942	3	4816	N	N	4000 SW HANFORD ST
048	6	301630	0165	04/19/01	\$ 320,000	870	0	7	1916	4	5000	N	N	3231 42ND AV SW
048	6	929730	0410	09/28/01	\$ 335,000	870	120	7	1927	2	4000	Y	N	3816 35TH AV SW
048	6	032400	0571	09/17/02	\$ 272,000	870	0	7	1918	4	5313	N	N	3711 42ND AV SW
048	6	929730	1545	05/15/01	\$ 232,500	880	250	7	1928	3	4000	N	N	4110 35TH AV SW
048	6	095200	4155	05/14/02	\$ 225,000	880	440	7	1949	3	5750	N	N	4125 35TH AV SW
048	6	095200	0955	12/11/01	\$ 263,000	900	0	7	1950	3	5750	Y	N	4059 38TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	6	928580	0496	06/22/01	\$ 227,300	910	400	7	1930	3	3680	N	N	3603 SW MANNING ST
048	6	764590	0270	04/25/02	\$ 250,300	910	0	7	1924	3	3680	N	N	3039 BELVIDERE AV SW
048	6	928580	0185	05/24/02	\$ 285,600	910	0	7	1946	3	5000	Y	N	3456 38TH AV SW
048	6	095200	0520	08/23/02	\$ 315,000	910	360	7	1952	4	5290	Y	N	4050 37TH AV SW
048	6	095200	5460	08/29/02	\$ 215,000	910	0	7	1990	3	4313	N	N	4432 40TH AV SW
048	6	095200	3165	12/16/02	\$ 229,000	920	600	7	1954	2	5750	Y	N	4153 39TH AV SW
048	6	032400	0165	05/22/01	\$ 281,500	940	140	7	1946	4	3750	N	N	3710 42ND AV SW
048	6	928580	0375	10/15/02	\$ 325,000	940	190	7	1947	3	6085	Y	N	3732 38TH AV SW
048	6	928580	0710	10/03/01	\$ 293,000	950	600	7	1918	4	4880	Y	N	3828 36TH AV SW
048	6	432120	0430	07/20/01	\$ 240,000	960	180	7	1950	4	4779	Y	N	3269 35TH AV SW
048	6	929730	0530	10/29/02	\$ 288,950	970	0	7	1926	3	4000	Y	N	3856 34TH AV SW
048	6	928580	0970	04/09/01	\$ 336,000	980	100	7	1925	4	5880	Y	N	3818 39TH AV SW
048	6	746590	0050	06/27/01	\$ 339,950	980	960	7	1910	4	5000	N	N	3274 39TH AV SW
048	6	870160	0005	07/06/01	\$ 268,100	980	0	7	1918	3	6000	N	N	3202 39TH AV SW
048	6	928580	0766	12/23/02	\$ 248,500	980	120	7	1923	3	4880	Y	N	3825 36TH AV SW
048	6	231390	0861	02/22/01	\$ 292,500	990	650	7	1938	4	4125	N	N	3907 SW HINDS ST
048	6	928580	0415	06/14/01	\$ 230,000	990	0	7	1943	3	5000	N	N	3707 37TH AV SW
048	6	608710	1065	07/02/01	\$ 299,500	990	250	7	1957	3	5950	N	N	2617 41ST AV SW
048	6	934540	0390	10/22/01	\$ 235,000	990	0	7	1921	4	4450	N	N	3763 SW ADMIRAL WY
048	6	764590	0285	02/26/02	\$ 254,950	990	480	7	1918	4	3680	N	N	3049 BELVIDERE AV SW
048	6	934540	0585	05/21/02	\$ 305,500	1000	0	7	1917	3	4000	N	N	2617 38TH AV SW
048	6	231390	0540	10/18/01	\$ 305,000	1010	0	7	1927	3	3750	N	N	3407 WALNUT AV SW
048	6	300980	0200	11/15/02	\$ 273,000	1010	300	7	1920	3	3800	N	N	3031 38TH AV SW
048	6	757770	0016	06/07/01	\$ 345,000	1020	110	7	1941	3	5601	N	N	3908 SW CHARLESTOWN ST
048	6	928580	0495	07/10/02	\$ 255,500	1020	0	7	1930	4	3680	N	N	3607 SW MANNING ST
048	6	422940	0030	11/18/02	\$ 295,000	1020	0	7	1927	3	4093	N	N	3260 42ND AV SW
048	6	051300	0300	03/26/01	\$ 252,000	1030	320	7	1942	3	5750	N	N	3021 39TH AV SW
048	6	928580	0105	08/17/01	\$ 246,500	1030	0	7	1928	4	4000	Y	N	3441 37TH AV SW
048	6	934540	0720	04/04/02	\$ 317,000	1030	0	7	1915	3	4000	N	N	2622 39TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	6	083800	0110	05/16/01	\$ 287,000	1040	0	7	1925	4	3680	N	N	2749 38TH AV SW
048	6	095200	0685	08/13/01	\$ 250,000	1040	0	7	1923	3	5750	Y	N	4000 38TH AV SW
048	6	757770	0187	07/23/01	\$ 275,000	1050	0	7	1929	3	3150	N	N	4116 SW BRADFORD ST
048	6	301630	0420	09/07/01	\$ 245,000	1050	120	7	1941	3	4817	N	N	3202 41ST AV SW
048	6	757770	0236	11/12/01	\$ 339,950	1050	810	7	1961	3	4770	N	N	4015 SW CHARLESTOWN ST
048	6	928580	0677	06/04/02	\$ 324,000	1050	0	7	1918	4	4100	N	N	3508 SW ANDOVER ST
048	6	757820	0185	01/24/02	\$ 260,500	1060	430	7	1940	4	5000	N	N	3447 40TH AV SW
048	6	095200	3635	05/09/01	\$ 229,950	1070	0	7	1920	3	5750	N	N	4131 37TH AV SW
048	6	757770	0336	06/20/01	\$ 285,000	1070	0	7	1940	3	5175	N	N	3914 40TH AV SW
048	6	746590	0355	09/21/01	\$ 336,000	1070	610	7	1946	4	5000	Y	N	3432 38TH AV SW
048	6	791510	0340	12/27/02	\$ 335,000	1070	500	7	1974	3	5000	N	N	3238 WALNUT AV SW
048	6	095200	3155	11/14/01	\$ 346,000	1090	800	7	1950	3	5750	Y	N	4147 39TH AV SW
048	6	231390	0615	02/13/02	\$ 285,000	1100	1100	7	1948	3	6000	N	N	3430 WALNUT AV SW
048	6	231390	0361	02/11/02	\$ 328,000	1100	0	7	1915	4	5500	N	N	3261 WALNUT AV SW
048	6	095200	0630	09/09/02	\$ 284,250	1110	0	7	1918	3	5750	Y	N	4041 37TH AV SW
048	6	928580	0556	11/28/01	\$ 261,700	1120	250	7	1940	3	4784	Y	N	3700 37TH AV SW
048	6	928580	0365	06/06/02	\$ 369,950	1120	500	7	1910	3	5125	Y	N	3802 38TH AV SW
048	6	095200	1885	11/13/02	\$ 310,000	1120	500	7	1950	3	4255	N	N	4044 42ND AV SW
048	6	432120	0995	12/20/01	\$ 342,000	1130	660	7	1957	4	5015	N	N	3427 BELVIDERE AV SW
048	6	231390	0800	08/09/02	\$ 379,950	1140	0	7	1928	3	4365	N	N	3433 39TH AV SW
048	6	231390	0775	12/28/01	\$ 272,500	1150	130	7	1924	3	5000	N	N	3430 40TH AV SW
048	6	051300	0440	08/17/01	\$ 257,000	1160	320	7	1942	3	5074	N	N	4006 SW HANFORD ST
048	6	231390	0510	11/14/02	\$ 349,950	1160	0	7	1909	4	5000	N	N	3423 WALNUT AV SW
048	6	934540	0485	11/26/01	\$ 315,000	1180	0	7	1924	3	4500	N	N	2664 38TH AV SW
048	6	928580	0155	07/30/02	\$ 319,900	1190	500	7	1950	4	5045	N	N	3443 BELVIDERE AV SW
048	6	957780	0125	07/25/01	\$ 330,500	1200	0	7	1954	3	5400	Y	N	2757 37TH AV SW
048	6	083800	0160	11/27/01	\$ 298,000	1210	600	7	1957	3	3680	N	N	2709 38TH AV SW
048	6	051300	0455	09/18/02	\$ 330,000	1210	0	7	1925	4	3440	N	N	3038 WALNUT AV SW
048	6	608710	1135	07/30/01	\$ 316,000	1220	0	7	1919	3	4403	N	N	2645 41ST AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	6	929730	0390	09/11/01	\$ 285,000	1240	0	7	1928	3	4000	Y	N	3830 35TH AV SW
048	6	051300	0005	07/30/02	\$ 289,950	1240	0	7	1918	3	3010	N	N	3901 SW LANDER ST
048	6	095200	2470	10/31/02	\$ 358,500	1250	300	7	1910	4	5750	N	N	4112 42ND AV SW
048	6	870160	0040	04/02/01	\$ 263,000	1260	0	7	1910	3	5000	N	N	3216 39TH AV SW
048	6	432120	0900	02/26/02	\$ 318,000	1260	0	7	1944	4	5000	Y	N	3433 37TH AV SW
048	6	929730	0395	11/14/01	\$ 335,000	1270	0	7	1928	4	4000	Y	N	3826 35TH AV SW
048	6	231390	0480	05/30/02	\$ 390,000	1270	500	7	1928	3	3750	N	N	3437 WALNUT AV SW
048	6	764590	0055	02/07/01	\$ 348,000	1280	300	7	1941	4	3680	Y	N	3041 36TH AV SW
048	6	282460	0270	08/24/01	\$ 324,950	1280	0	7	1910	4	5042	Y	N	3233 37TH AV SW
048	6	928580	0245	06/05/02	\$ 329,950	1280	0	7	1910	4	5000	N	N	3446 39TH AV SW
048	6	083800	0130	02/20/02	\$ 394,500	1290	0	7	1926	4	3680	N	N	2733 38TH AV SW
048	6	929730	0375	10/04/02	\$ 331,950	1320	500	7	1927	4	4000	Y	N	3842 35TH AV SW
048	6	870160	0210	08/01/01	\$ 340,000	1330	500	7	1987	4	2500	N	N	3203 38TH AV SW
048	6	757820	0340	10/15/01	\$ 349,000	1330	170	7	1926	4	5000	N	N	3716 WALNUT AV SW
048	6	432120	0200	04/26/01	\$ 249,900	1360	220	7	1930	3	5000	Y	N	3258 37TH AV SW
048	6	548920	0185	07/23/02	\$ 395,000	1360	650	7	1941	4	5000	N	N	2727 BELVIDERE AV SW
048	6	032400	0230	04/09/01	\$ 399,000	1370	660	7	1926	5	4000	Y	N	3451 41ST AV SW
048	6	432120	0990	12/03/02	\$ 323,000	1380	200	7	1925	4	5000	N	N	3421 BELVIDERE AV SW
048	6	095200	3545	03/02/01	\$ 290,000	1420	500	7	1913	3	5750	Y	N	4146 38TH AV SW
048	6	231390	0610	05/24/01	\$ 245,000	1420	0	7	1987	3	3750	N	N	3422 WALNUT AV SW
048	6	928580	0740	06/19/01	\$ 295,000	1430	40	7	1946	3	5695	N	N	3523 SW CHARLESTOWN ST
048	6	746590	0110	05/22/02	\$ 380,000	1430	500	7	1928	4	5000	N	N	3259 38TH AV SW
048	6	929730	1445	05/21/02	\$ 342,500	1430	260	7	1929	4	4662	Y	N	4031 FAUNTLE ROY WY SW
048	6	791510	0360	09/25/02	\$ 345,000	1430	0	7	1930	3	5000	N	N	3228 WALNUT AV SW
048	6	929730	0475	03/21/01	\$ 305,000	1460	0	7	1926	4	4000	Y	N	3835 33RD AV SW
048	6	928580	0570	12/14/01	\$ 327,000	1470	120	7	1928	4	4482	N	N	3707 35TH AV SW
048	6	746590	0510	07/16/01	\$ 298,000	1500	0	7	1923	3	5801	N	N	3278 38TH AV SW
048	6	928580	0575	10/07/02	\$ 340,000	1500	320	7	1928	3	4467	N	N	3711 35TH AV SW
048	6	764590	0295	04/10/02	\$ 345,000	1510	0	7	1928	4	4508	Y	N	3057 BELVIDERE AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	6	231390	0410	09/14/01	\$ 292,000	1530	0	7	1980	3	4000	N	N	3410 41ST AV SW
048	6	095200	3135	08/19/02	\$ 268,000	1540	0	7	1954	3	5750	Y	N	4137 39TH AV SW
048	6	095200	0495	08/24/01	\$ 289,250	1550	130	7	1926	3	5118	Y	N	4040 37TH AV SW
048	6	764590	0300	08/14/02	\$ 282,000	1560	0	7	1927	3	4508	N	N	3058 38TH AV SW
048	6	928580	0312	08/16/02	\$ 390,000	1560	1100	7	1982	3	5000	Y	N	3713 BELVIDERE AV SW
048	6	757770	0285	05/02/01	\$ 307,000	1570	330	7	1940	4	5175	N	N	3816 40TH AV SW
048	6	422940	0150	05/30/01	\$ 328,000	1570	0	7	1927	4	4483	N	N	3400 42ND AV SW
048	6	095200	1170	05/16/02	\$ 400,000	1570	600	7	1929	4	5750	Y	N	4041 39TH AV SW
048	6	095200	0650	09/18/01	\$ 329,950	1580	940	7	1925	3	6440	Y	N	4049 37TH AV SW
048	6	347580	0015	11/13/01	\$ 376,550	1610	0	7	1927	4	3649	N	N	3111 WALNUT AV SW
048	6	301630	0135	12/07/01	\$ 355,350	1620	0	7	1927	4	5000	N	N	3217 42ND AV SW
048	6	934540	0415	02/01/02	\$ 362,500	1620	0	7	1923	4	5000	N	N	2616 38TH AV SW
048	6	928580	0060	08/19/02	\$ 350,000	1640	0	7	1937	4	5000	N	N	3447 36TH AV SW
048	6	095200	1680	11/15/02	\$ 265,000	1640	0	7	1918	3	5750	Y	N	4017 41ST AV SW
048	6	231390	0595	12/17/02	\$ 275,000	1640	410	7	1904	3	3750	N	N	3418 WALNUT AV SW
048	6	764590	0115	03/11/02	\$ 385,000	1650	0	7	1926	4	3588	Y	N	3042 37TH AV SW
048	6	757770	0155	05/25/01	\$ 320,000	1680	0	7	1923	3	5729	N	N	3803 42ND AV SW
048	6	764590	0095	08/08/01	\$ 386,000	1680	0	7	1926	3	3588	Y	N	3050 37TH AV SW
048	6	548920	0065	08/20/02	\$ 340,000	1700	0	7	1910	4	5000	N	N	2732 38TH AV SW
048	6	422940	0125	09/25/02	\$ 395,000	1700	0	7	1946	4	7366	N	N	3259 41ST AV SW
048	6	032400	0005	04/19/02	\$ 442,500	1800	0	7	1923	4	5000	N	N	3442 41ST AV SW
048	6	132403	9089	12/02/02	\$ 410,000	1800	700	7	1947	4	8494	Y	N	3802 33RD AV SW
048	6	928580	0315	09/24/01	\$ 325,650	1830	0	7	1912	3	5501	Y	N	3717 BELVIDERE AV SW
048	6	432120	0850	02/15/01	\$ 380,000	1870	300	7	1940	4	5000	Y	N	3422 BELVIDERE AV SW
048	6	095200	3835	05/18/01	\$ 299,000	2010	0	7	1910	3	5750	N	N	4111 36TH AV SW
048	6	764590	0155	04/25/02	\$ 480,000	2020	0	7	1926	4	3588	Y	N	3026 37TH AV SW
048	6	934540	0420	07/11/02	\$ 579,950	2040	190	7	1914	4	5000	N	N	2622 38TH AV SW
048	6	929730	0555	03/25/01	\$ 330,000	2090	0	7	1925	4	4000	Y	N	3836 34TH AV SW
048	6	928580	0990	11/01/02	\$ 490,000	2190	480	7	1924	4	7560	Y	N	3900 39TH AV SW

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	6	432120	0785	07/15/02	\$ 306,950	1060	0	8	1945	4	5000	Y	N	3409 36TH AV SW
048	6	422940	0140	03/08/01	\$ 329,950	1150	0	8	1948	3	5001	N	N	3251 41ST AV SW
048	6	282460	0155	02/23/01	\$ 339,000	1210	500	8	1946	4	6500	Y	N	3226 37TH AV SW
048	6	282460	0250	10/16/02	\$ 325,000	1210	170	8	1950	3	5027	Y	N	3223 37TH AV SW
048	6	095200	0935	03/25/02	\$ 375,000	1280	800	8	1955	3	5750	Y	N	4051 38TH AV SW
048	6	934540	0305	05/22/02	\$ 545,000	1330	930	8	1953	4	5000	Y	N	2609 37TH AV SW
048	6	132403	9096	04/24/01	\$ 420,000	1360	500	8	1954	3	4850	Y	N	3252 35TH AV SW
048	6	032400	0195	02/02/02	\$ 340,000	1360	0	8	1929	3	5000	Y	N	3441 41ST AV SW
048	6	095200	3500	12/13/01	\$ 375,000	1420	700	8	1991	3	5750	Y	N	4120 38TH AV SW
048	6	798740	1120	06/12/02	\$ 335,000	1460	650	8	1977	3	5000	Y	N	3400 SW HINDS ST
048	6	095200	3735	01/03/02	\$ 340,000	1490	560	8	2002	3	2875	N	N	4120 37TH AV SW
048	6	095200	3740	02/11/02	\$ 335,000	1490	560	8	2002	3	2875	N	N	4122 37TH AV SW
048	6	757770	0371	06/20/01	\$ 365,314	1540	0	8	1927	3	5175	N	N	3903 SW BRADFORD ST
048	6	083800	0170	09/24/01	\$ 361,800	1590	0	8	1927	3	3680	N	N	2701 38TH AV SW
048	6	798740	0560	12/18/01	\$ 495,000	1590	500	8	2000	3	4435	Y	N	3116 SW SPOKANE ST
048	6	934540	0325	10/17/01	\$ 439,000	1610	0	8	1923	4	4350	N	N	2602 BELVIDERE AV SW
048	6	857540	0145	07/18/01	\$ 528,000	1650	1650	8	1965	5	6300	Y	N	3222 36TH AV SW
048	6	095200	0780	09/19/01	\$ 437,500	1670	830	8	2001	3	4339	Y	N	4046 38TH AV SW
048	6	095200	0775	12/27/01	\$ 429,900	1670	850	8	2001	3	4339	N	N	4042 38TH AV SW
048	6	032400	0310	07/09/01	\$ 356,000	1720	400	8	1928	3	4000	N	N	3618 42ND AV SW
048	6	095200	2885	04/18/02	\$ 415,000	1730	0	8	1996	3	2875	Y	N	4135 40TH AV SW
048	6	934540	0140	07/27/01	\$ 825,000	1770	450	8	1924	4	5000	Y	N	2657 36TH AV SW
048	6	934540	0260	12/02/02	\$ 540,000	1770	0	8	1933	4	4000	N	N	2664 BELVIDERE AV SW
048	6	857540	0105	04/19/02	\$ 445,000	1790	0	8	1910	3	4000	Y	N	3517 SW HANFORD ST
048	6	051300	0425	08/23/01	\$ 365,000	1910	0	8	1994	3	5750	N	N	3029 FAIRMOUNT AV SW
048	6	934540	0165	03/13/02	\$ 560,000	1920	400	8	1920	4	5000	Y	N	2666 37TH AV SW
048	6	928580	0330	04/02/01	\$ 500,000	2020	0	8	1977	4	6517	Y	N	3733 BELVIDERE AV SW
048	6	929730	0030	07/31/02	\$ 360,000	2020	0	8	1960	3	4000	Y	N	3606 35TH AV SW
048	6	798740	0945	07/19/01	\$ 495,000	2210	240	8	1996	4	5000	Y	N	3415 33RD AV SW

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Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	6	929730	0150	04/12/02	\$ 565,000	2420	0	8	1998	3	6030	Y	N	3663 33RD AV SW
048	6	095200	1270	03/16/01	\$ 460,000	2460	0	8	2001	3	2875	Y	N	4020 40TH AV SW
048	6	548920	0425	07/27/01	\$ 475,000	2560	0	8	1987	3	5000	Y	N	2735 36TH AV SW
048	6	757770	0315	06/14/01	\$ 545,000	2590	550	8	1912	4	10525	Y	N	3815 39TH AV SW
048	6	432120	0370	06/17/02	\$ 725,000	2650	710	8	2000	3	4449	Y	N	3272 36TH AV SW
048	6	929730	0020	02/20/01	\$ 690,000	2690	400	8	2000	3	4000	Y	N	3612 35TH AV SW
048	6	928580	0670	06/06/02	\$ 185,000	4086	0	8	2003	3	6237	Y	N	3849 35TH AV SW
048	6	764590	0330	12/02/02	\$ 535,000	2140	480	9	2002	3	3680	N	N	3032 38TH AV SW
048	6	132403	9109	05/08/02	\$ 575,000	2220	800	9	1984	3	7338	Y	N	3714 33RD AV SW
048	6	928580	0470	08/06/02	\$ 625,000	2410	400	9	1998	3	5150	Y	N	3722 BELVIDERE AV SW
048	6	798740	1020	02/22/01	\$ 556,000	2640	720	9	2000	3	5000	Y	N	3314 SW HINDS ST
048	6	957780	0005	09/21/01	\$ 715,000	2760	0	9	2000	3	5467	Y	N	2703 37TH AV SW
048	6	798740	0953	04/01/02	\$ 620,000	2800	750	10	1995	3	5000	Y	N	3414 34TH AV SW
048	6	798740	1215	06/27/02	\$ 798,000	2840	0	10	2000	3	5000	Y	N	3411 34TH AV SW
076	8	082600	0370	04/27/01	\$ 150,000	460	0	5	1919	3	5400	N	N	6357 40TH AV SW
076	8	762570	3200	10/25/01	\$ 200,000	700	0	5	1909	3	6250	N	N	6002 42ND AV SW
076	8	234930	0065	02/06/02	\$ 165,000	730	0	5	1914	3	4822	N	N	5648 FAUNTLEROY WY SW
076	8	762570	3250	01/02/01	\$ 190,000	830	0	5	1919	3	6250	N	N	6047 42ND AV SW
076	8	762570	2535	12/20/01	\$ 217,000	900	0	5	1917	4	4000	N	N	4104 SW RAYMOND ST
076	8	762570	2580	10/30/02	\$ 179,950	560	0	6	1918	3	6250	N	N	5922 42ND AV SW
076	8	762570	0020	10/17/02	\$ 147,500	640	0	6	1918	4	4800	N	N	5219 FAUNTLEROY WY SW
076	8	129730	0185	03/12/02	\$ 256,000	650	650	6	1918	4	6250	N	N	5036 42ND AV SW
076	8	006600	0260	04/25/02	\$ 160,000	660	0	6	1913	3	6550	N	N	6011 38TH AV SW
076	8	762570	3045	12/18/02	\$ 220,000	700	0	6	1943	4	6250	N	N	6036 41ST AV SW
076	8	232403	9095	03/16/01	\$ 153,000	720	0	6	1943	3	4383	N	N	5016 FAUNTLEROY WY SW
076	8	082600	0320	09/10/01	\$ 222,500	720	0	6	1929	4	4989	N	N	6320 41ST AV SW
076	8	762570	3030	01/17/02	\$ 254,900	720	0	6	1943	4	6250	N	N	6050 41ST AV SW
076	8	234930	0120	10/09/02	\$ 233,000	720	380	6	1947	3	4800	N	N	5633 38TH AV SW
076	8	762570	2537	07/26/01	\$ 130,000	750	0	6	1922	2	4000	N	N	4110 SW RAYMOND ST

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(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	8	762570	2995	08/14/01	\$ 192,000	760	0	6	1942	4	5500	N	N	6033 FAUNTLEROY WY SW
076	8	612660	0935	04/12/02	\$ 250,000	770	720	6	1913	3	3406	N	N	4850 40TH AV SW
076	8	762570	2705	06/13/01	\$ 205,000	820	0	6	1918	4	6250	N	N	5916 41ST AV SW
076	8	234930	0020	04/23/01	\$ 225,000	830	250	6	1944	3	6509	N	N	5616 FAUNTLEROY WY SW
076	8	762570	2410	02/21/02	\$ 239,950	890	0	6	1918	3	6250	N	N	5953 42ND AV SW
076	8	172580	0210	08/02/01	\$ 174,950	910	400	6	1928	3	2800	N	N	5253 35TH AV SW
076	8	246190	0825	03/22/02	\$ 259,950	910	0	6	1918	4	6000	N	N	5633 41ST AV SW
076	8	246190	0540	04/12/01	\$ 279,000	920	360	6	1909	4	6000	N	N	5636 40TH AV SW
076	8	762570	2710	06/12/01	\$ 226,000	920	0	6	1917	4	6250	N	N	5912 41ST AV SW
076	8	633200	0241	06/26/01	\$ 190,500	960	0	6	1947	4	2799	Y	N	3815 SW GRAHAM ST
076	8	309500	0140	08/22/02	\$ 270,000	1020	300	6	1909	3	4800	Y	N	5010 36TH AV SW
076	8	762570	2990	07/27/02	\$ 230,000	1060	0	6	1942	4	5500	N	N	6027 FAUNTLEROY WY SW
076	8	234930	0180	01/16/01	\$ 232,500	1100	0	6	1987	3	5080	N	N	5620 38TH AV SW
076	8	757920	1215	05/10/02	\$ 300,000	1180	750	6	1910	4	6900	Y	N	4811 42ND AV SW
076	8	528820	0150	07/05/01	\$ 254,500	1200	0	6	1919	3	6670	Y	N	4730 37TH AV SW
076	8	006600	0245	04/17/02	\$ 307,500	1210	300	6	1917	4	6375	N	N	5902 39TH AV SW
076	8	246190	0700	07/30/02	\$ 291,500	1300	0	6	1914	4	6000	N	N	5637 40TH AV SW
076	8	006600	0140	11/25/02	\$ 215,000	1480	0	6	1925	3	6550	N	N	5911 38TH AV SW
076	8	762570	2985	08/28/01	\$ 185,000	730	570	7	2000	3	1626	N	N	6021 FAUNTLEROY WY SW
076	8	762570	0380	05/13/02	\$ 265,000	740	0	7	1921	4	6250	Y	N	5217 42ND AV SW
076	8	006600	0405	02/06/01	\$ 224,000	790	0	7	1944	3	6500	N	N	6037 37TH AV SW
076	8	006600	0225	05/23/01	\$ 222,500	790	0	7	1943	3	6350	N	N	5920 39TH AV SW
076	8	633200	0030	05/22/02	\$ 246,250	790	0	7	1943	4	6550	N	N	6327 37TH AV SW
076	8	006600	0090	10/16/02	\$ 227,000	790	200	7	1943	3	6550	N	N	5936 38TH AV SW
076	8	234930	0095	10/31/02	\$ 219,500	790	0	7	1951	3	4800	N	N	5613 38TH AV SW
076	8	082600	0580	01/16/02	\$ 250,000	800	240	7	1943	4	5760	Y	N	6311 39TH AV SW
076	8	006600	0475	04/18/01	\$ 256,500	810	150	7	1944	4	6550	N	N	6012 38TH AV SW
076	8	006600	0065	09/21/01	\$ 271,000	810	120	7	1944	3	6528	N	N	5957 37TH AV SW
076	8	139380	0020	05/06/02	\$ 225,000	810	0	7	1939	3	6400	N	N	6040 36TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	8	139330	0015	05/29/02	\$ 242,000	810	120	7	1943	3	5650	Y	N	5911 35TH AV SW
076	8	139430	0100	09/06/02	\$ 230,000	810	0	7	1944	4	6450	N	N	6036 37TH AV SW
076	8	246190	0715	11/29/01	\$ 275,000	819	594	7	1999	3	3000	N	N	5625 40TH AV SW
076	8	082600	0395	01/07/02	\$ 228,000	820	120	7	1916	3	4800	Y	N	6337 40TH AV SW
076	8	246190	0775	02/21/02	\$ 259,950	820	0	7	1918	4	6250	N	N	5636 42ND AV SW
076	8	246190	0935	05/06/02	\$ 314,950	820	100	7	1917	4	6250	N	N	5643 42ND AV SW
076	8	139380	0010	06/12/02	\$ 245,000	820	0	7	1940	4	6400	N	N	6050 36TH AV SW
076	8	731240	0005	07/18/02	\$ 237,500	820	0	7	1918	4	5000	Y	N	5402 37TH AV SW
076	8	731240	0050	07/29/02	\$ 339,950	820	300	7	1953	4	5000	Y	N	5411 36TH AV SW
076	8	762570	0065	06/12/01	\$ 175,000	830	120	7	1945	3	6000	N	N	5256 40TH AV SW
076	8	006600	0430	06/26/01	\$ 229,500	830	240	7	1943	4	6943	N	N	6056 38TH AV SW
076	8	762570	0370	12/18/01	\$ 259,500	830	0	7	1912	4	6250	Y	N	5207 42ND AV SW
076	8	762570	3215	09/24/01	\$ 216,725	840	0	7	1941	3	6250	N	N	6011 42ND AV SW
076	8	082600	0575	09/10/02	\$ 295,000	840	200	7	1943	4	5760	Y	N	6317 39TH AV SW
076	8	082600	0465	12/10/02	\$ 245,000	840	0	7	1915	4	4800	Y	N	6316 40TH AV SW
076	8	105300	0010	06/17/02	\$ 231,000	850	430	7	1941	4	4720	N	N	5635 35TH AV SW
076	8	309500	0025	11/18/02	\$ 232,500	850	0	7	1918	4	4560	N	N	5017 35TH AV SW
076	8	232403	9060	05/14/02	\$ 247,750	860	0	7	1922	3	5400	N	N	5227 37TH AV SW
076	8	139330	0010	07/18/02	\$ 240,000	860	0	7	1939	3	5650	Y	N	5907 35TH AV SW
076	8	528820	0435	02/22/01	\$ 225,000	870	0	7	1940	4	4723	Y	N	4731 35TH AV SW
076	8	172580	0060	10/29/02	\$ 279,950	870	0	7	1927	4	3500	N	N	5256 37TH AV SW
076	8	612660	0050	10/23/02	\$ 265,000	880	0	7	1926	4	4185	Y	N	4717 37TH AV SW
076	8	762570	0080	05/24/01	\$ 205,000	890	0	7	1922	4	6000	N	N	5242 40TH AV SW
076	8	232403	9129	11/07/01	\$ 312,000	890	800	7	1952	5	9856	N	N	5433 37TH AV SW
076	8	246190	0670	02/08/02	\$ 259,900	890	140	7	1923	4	6250	N	N	5652 41ST AV SW
076	8	757920	1175	11/15/02	\$ 330,000	890	690	7	1940	4	5750	Y	N	4833 42ND AV SW
076	8	139280	0055	05/17/02	\$ 276,000	900	0	7	1938	4	6400	Y	N	5906 36TH AV SW
076	8	232403	9085	09/28/01	\$ 155,000	920	0	7	1944	3	5500	N	N	5040 FAUNTLEROY WY SW
076	8	762570	0165	08/28/02	\$ 263,000	920	0	7	1918	5	6000	N	N	5243 40TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	8	246190	0110	03/13/01	\$ 264,000	950	0	7	1918	3	6250	N	N	5423 42ND AV SW
076	8	309500	0235	10/30/01	\$ 255,000	950	350	7	1953	4	5969	Y	N	5052 37TH AV SW
076	8	082600	0265	08/27/02	\$ 287,000	950	360	7	1953	3	4800	N	N	6321 41ST AV SW
076	8	105300	0045	05/14/01	\$ 280,000	960	510	7	1941	3	4720	Y	N	5650 36TH AV SW
076	8	762570	0240	08/30/01	\$ 214,000	960	700	7	1911	4	6250	Y	N	5202 41ST AV SW
076	8	082600	0285	10/29/01	\$ 271,450	960	420	7	1922	4	9600	N	N	6307 41ST AV SW
076	8	757920	0875	02/04/02	\$ 320,000	960	0	7	1916	4	6210	Y	N	4856 42ND AV SW
076	8	172580	0045	03/13/02	\$ 230,000	960	0	7	1962	3	6250	N	N	5252 37TH AV SW
076	8	528820	0170	06/24/02	\$ 347,000	960	0	7	1950	3	5750	Y	N	4738 37TH AV SW
076	8	612660	1420	07/19/02	\$ 260,000	960	0	7	1947	4	5405	Y	N	4846 38TH AV SW
076	8	246190	0405	08/15/01	\$ 205,000	1000	400	7	1941	4	6000	N	N	5420 40TH AV SW
076	8	309500	0085	07/19/01	\$ 259,000	1020	110	7	1925	4	4800	N	N	5052 36TH AV SW
076	8	516670	0105	12/01/01	\$ 255,000	1040	380	7	1956	4	6300	N	N	5016 38TH AV SW
076	8	006600	0365	05/17/02	\$ 291,000	1050	440	7	1955	3	6812	N	N	6002 39TH AV SW
076	8	232403	9111	12/16/02	\$ 300,000	1050	1070	7	1949	4	6400	N	N	3604 SW GRAHAM ST
076	8	172580	0015	01/25/02	\$ 302,000	1060	600	7	1955	3	6250	Y	N	5236 37TH AV SW
076	8	757920	0975	12/18/02	\$ 303,000	1060	0	7	1929	4	5750	Y	N	4811 41ST AV SW
076	8	246190	0920	02/24/01	\$ 270,000	1070	0	7	1904	4	6250	N	N	5657 42ND AV SW
076	8	246190	0290	09/20/02	\$ 236,750	1070	0	7	1922	4	6250	N	N	5436 41ST AV SW
076	8	612660	0060	04/22/02	\$ 256,000	1090	0	7	1988	4	4230	Y	N	4721 37TH AV SW
076	8	762570	0305	10/22/02	\$ 365,000	1090	0	7	1910	5	6250	Y	N	5256 42ND AV SW
076	8	762570	0265	05/11/01	\$ 194,000	1100	0	7	1911	3	6000	N	N	5223 41ST AV SW
076	8	612660	1280	08/30/01	\$ 325,000	1100	860	7	1948	4	5450	Y	N	4803 37TH AV SW
076	8	082600	0390	11/21/02	\$ 242,000	1110	790	7	1976	3	4800	N	N	6341 40TH AV SW
076	8	139380	0050	04/25/02	\$ 255,000	1120	0	7	1940	3	6400	Y	N	6010 36TH AV SW
076	8	139380	0055	11/14/02	\$ 321,000	1130	0	7	1939	4	6400	Y	N	6006 36TH AV SW
076	8	234930	0295	04/17/02	\$ 272,500	1140	490	7	1963	4	5080	N	N	5653 37TH AV SW
076	8	528820	0250	06/24/02	\$ 275,000	1160	0	7	1921	5	4025	Y	N	4735 36TH AV SW
076	8	762570	3150	07/16/01	\$ 290,000	1170	0	7	1913	4	6250	N	N	6050 42ND AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	8	309500	0075	04/30/01	\$ 250,000	1180	0	7	1921	4	4956	N	N	5057 35TH AV SW
076	8	516670	0065	03/20/01	\$ 266,500	1200	300	7	1959	4	7720	N	N	5058 38TH AV SW
076	8	309500	0190	10/29/01	\$ 315,000	1200	640	7	1959	4	5250	N	N	5029 36TH AV SW
076	8	234930	0210	02/20/02	\$ 242,400	1200	180	7	1950	3	5080	N	N	5644 38TH AV SW
076	8	129130	0025	01/10/01	\$ 209,000	1220	0	7	1928	5	4720	N	N	5621 35TH AV SW
076	8	246190	0270	09/20/01	\$ 240,000	1220	590	7	1947	3	6250	N	N	5416 41ST AV SW
076	8	006600	0395	06/03/02	\$ 307,000	1230	0	7	1944	3	6450	N	N	6027 37TH AV SW
076	8	309500	0260	09/12/01	\$ 290,000	1240	400	7	1927	4	5080	Y	N	5040 37TH AV SW
076	8	762570	0135	11/15/01	\$ 279,950	1240	500	7	1956	3	6000	N	N	5211 40TH AV SW
076	8	528820	0224	07/03/01	\$ 279,000	1290	470	7	1988	3	2875	Y	N	4725 36TH AV SW
076	8	762570	2680	08/12/02	\$ 275,000	1320	0	7	1917	4	6250	N	N	5942 41ST AV SW
076	8	246190	0515	11/27/01	\$ 231,500	1340	0	7	1909	4	6000	N	N	5612 40TH AV SW
076	8	528820	0310	03/01/01	\$ 235,950	1360	670	7	1949	3	8625	Y	N	4718 36TH AV SW
076	8	762570	3095	01/28/02	\$ 282,000	1380	0	7	1918	4	6000	N	N	6011 41ST AV SW
076	8	731240	0080	05/14/02	\$ 300,000	1400	280	7	1960	4	4800	N	N	5406 36TH AV SW
076	8	762570	2987	07/23/02	\$ 220,000	1401	0	7	2001	3	2101	N	N	6021 B FAUNTLEROY WY SW
076	8	246190	0604	06/07/02	\$ 222,995	1404	0	7	2002	3	1998	N	N	5619 FAUNTLEROY WY SW
076	8	246190	0602	06/26/02	\$ 229,950	1404	0	7	2002	3	1810	N	N	5615 FAUNTLEROY WY SW
076	8	246190	0590	07/30/02	\$ 238,000	1430	110	7	1945	3	6000	N	N	5627 FAUNTLEROY WY SW
076	8	516670	0135	06/22/01	\$ 355,000	1510	1010	7	1958	4	6441	N	N	5047 38TH AV SW
076	8	139330	0050	09/10/02	\$ 269,000	1540	0	7	1940	5	5650	Y	N	5949 35TH AV SW
076	8	633200	0175	06/08/01	\$ 330,000	1560	0	7	1910	4	6550	Y	N	6351 38TH AV SW
076	8	246190	0285	04/04/02	\$ 320,000	1620	0	7	1919	4	5000	N	N	5430 41ST AV SW
076	8	139430	0020	06/19/01	\$ 260,000	1850	140	7	1944	4	6400	N	N	5916 37TH AV SW
076	8	310050	0105	12/19/01	\$ 335,000	2010	0	7	1919	4	5040	Y	N	5433 36TH AV SW
076	8	246190	0800	11/20/02	\$ 394,000	2486	0	7	1998	4	6000	N	N	5657 41ST AV SW
076	8	129130	0070	05/28/02	\$ 319,000	1030	0	8	1941	3	7316	Y	N	5602 36TH AV SW
076	8	232403	9104	04/12/01	\$ 305,300	1050	1050	8	1950	3	6400	Y	N	5957 36TH AV SW
076	8	232403	9110	04/05/02	\$ 320,000	1140	390	8	1955	4	6400	Y	N	5927 36TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
076	8	129130	0004	03/18/02	\$ 207,500	1190	0	8	1946	4	6136	N	N	5603 35TH AV SW
076	8	232403	9059	07/30/02	\$ 321,500	1310	970	8	1954	4	6240	Y	N	5456 36TH AV SW
076	8	528820	0155	06/03/02	\$ 329,900	1350	930	8	1954	4	4830	Y	N	4734 37TH AV SW
076	8	232403	9046	04/17/02	\$ 444,852	1380	1100	8	1962	4	6125	Y	N	5451 36TH AV SW
076	8	006600	0425	05/10/01	\$ 315,000	1430	170	8	1916	4	7205	N	N	6057 37TH AV SW
076	8	757920	0740	06/21/01	\$ 322,500	1430	500	8	2000	3	2875	Y	N	4811 40TH AV SW
076	8	309500	0005	08/08/02	\$ 385,000	1780	200	8	1993	4	4662	Y	N	5003 35TH AV SW
076	8	082600	0280	04/10/02	\$ 437,500	1950	830	8	1996	3	4800	N	N	6309 41ST AV SW
076	8	757920	0570	04/06/01	\$ 399,950	2110	0	8	1995	3	5750	Y	N	4832 41ST AV SW
076	8	129130	0009	07/31/01	\$ 388,764	2160	530	8	2000	3	5900	N	N	5607 35TH AV SW
076	8	105300	0035	05/16/02	\$ 475,000	2556	0	8	2002	3	5001	Y	N	3508 SW JUNEAU ST
076	8	105300	0030	02/26/01	\$ 349,950	1850	550	9	1941	4	7020	N	N	3504 SW JUNEAU ST
076	8	633200	0075	08/02/02	\$ 475,000	2158	0	9	1998	3	6550	Y	N	6346 38TH AV SW
076	8	762570	0290	02/21/02	\$ 495,000	2524	0	9	2001	3	7200	N	N	5247 41ST AV SW
076	8	757920	0915	07/10/01	\$ 616,000	2660	990	9	2000	3	5750	Y	N	4843 41ST AV SW
048	9	927820	0165	12/10/01	\$ 165,000	650	0	5	1912	4	5600	N	N	5019 SW HANFORD ST
048	9	570850	0220	08/24/01	\$ 200,200	690	0	5	1909	4	4336	N	N	3209 44TH AV SW
048	9	677520	0005	07/31/02	\$ 205,650	700	0	5	1940	3	5368	N	N	3203 48TH AV SW
048	9	301030	0270	07/16/01	\$ 205,000	760	160	5	1908	4	4025	N	N	4029 46TH AV SW
048	9	800960	0186	06/24/02	\$ 183,000	690	0	6	1916	3	1554	N	N	4409 SW STEVENS ST
048	9	013600	0145	12/28/01	\$ 185,000	700	0	6	1920	4	6500	N	N	5012 SW STEVENS ST
048	9	927420	3140	07/19/01	\$ 281,500	720	130	6	1914	4	2340	N	N	4608 SW HILL ST
048	9	281310	0015	04/15/02	\$ 240,000	720	0	6	1910	4	6250	N	N	3052 48TH AV SW
048	9	927820	0045	04/12/02	\$ 220,000	740	0	6	1920	3	6075	N	N	3251 47TH AV SW
048	9	281310	0045	07/19/02	\$ 233,000	740	0	6	1918	4	6250	N	N	3038 48TH AV SW
048	9	301030	0015	02/06/01	\$ 238,500	790	0	6	1930	4	4600	N	N	4006 47TH AV SW
048	9	927420	2840	12/05/02	\$ 248,000	790	0	6	1919	4	2849	N	N	4615 SW HILL ST
048	9	150130	0225	06/12/02	\$ 238,000	800	0	6	1951	3	5720	N	N	3226 47TH AV SW
048	9	790520	0370	01/11/02	\$ 240,000	830	120	6	1918	3	5733	N	N	3643 46TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	9	001000	0135	12/20/01	\$ 260,689	850	140	6	1916	4	4600	N	N	4123 47TH AV SW
048	9	301030	0105	11/26/02	\$ 303,000	850	0	6	1918	4	4640	N	N	4032 47TH AV SW
048	9	239160	2490	04/18/02	\$ 315,000	880	0	6	1917	4	5750	N	N	4526 48TH AV SW
048	9	149330	0250	08/08/02	\$ 245,000	880	0	6	1909	2	5850	N	N	3432 45TH AV SW
048	9	927420	3075	05/29/02	\$ 309,000	890	0	6	1961	4	5750	N	N	1916 47TH AV SW
048	9	150130	0145	01/11/01	\$ 217,500	900	120	6	1917	3	5750	N	N	3206 46TH AV SW
048	9	790520	0346	02/13/01	\$ 224,750	900	0	6	1951	3	6201	N	N	3814 47TH AV SW
048	9	790520	0222	09/06/02	\$ 235,000	900	0	6	1910	4	3588	N	N	3651 45TH AV SW
048	9	927820	0075	06/24/01	\$ 226,000	940	940	6	1920	4	6075	N	N	3259 47TH AV SW
048	9	916110	0795	04/16/02	\$ 252,150	960	0	6	1910	4	5758	N	N	4035 50TH AV SW
048	9	500850	0015	08/23/01	\$ 269,000	970	0	6	1907	3	5750	N	N	3006 46TH AV SW
048	9	348780	0230	07/11/01	\$ 298,500	980	0	6	1941	4	3450	Y	N	4455 GLENN WY SW
048	9	916110	0835	07/17/01	\$ 219,500	1060	0	6	1952	3	4248	N	N	4055 50TH AV SW
048	9	019400	0870	10/29/02	\$ 199,000	1060	0	6	1907	2	5800	N	N	4142 44TH AV SW
048	9	001000	0060	02/26/01	\$ 319,000	1070	180	6	1909	4	4600	N	N	4138 48TH AV SW
048	9	338990	0665	01/22/01	\$ 196,000	1090	320	6	1918	4	3510	N	N	4508 46TH AV SW
048	9	927820	0175	10/12/01	\$ 255,000	1110	0	6	1904	3	5772	N	N	5069 SW HANFORD ST
048	9	149330	0180	05/31/02	\$ 245,000	1140	0	6	1907	3	5850	N	N	3455 44TH AV SW
048	9	916110	0175	06/05/02	\$ 275,000	1170	0	6	1914	3	8625	N	N	4028 48TH AV SW
048	9	019400	0145	01/25/01	\$ 235,000	1270	0	6	1909	4	5650	N	N	4153 46TH AV SW
048	9	019400	0800	06/19/02	\$ 329,000	1280	0	6	1918	4	4640	N	N	4114 44TH AV SW
048	9	942440	0200	10/25/01	\$ 254,000	1320	0	6	1971	3	4520	N	N	4138 49TH AV SW
048	9	927620	1715	11/12/01	\$ 290,000	1420	0	6	1907	5	5000	N	N	2719 47TH AV SW
048	9	239160	0225	08/17/01	\$ 244,000	720	180	7	1942	3	5750	N	N	4452 48TH AV SW
048	9	855990	0060	04/09/01	\$ 215,000	750	0	7	1950	3	4400	N	N	2745 49TH AV SW
048	9	239160	0310	01/15/02	\$ 224,000	750	0	7	1941	4	5060	N	N	4435 48TH AV SW
048	9	855990	0055	10/17/02	\$ 265,000	750	0	7	1950	3	4421	N	N	2741 49TH AV SW
048	9	150180	0130	03/14/02	\$ 245,000	760	0	7	1918	4	5750	N	N	3015 44TH AV SW
048	9	539860	0095	08/06/01	\$ 193,000	800	0	7	1949	4	5969	N	N	3855 48TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	9	942440	0090	09/18/01	\$ 260,000	800	260	7	1947	4	6520	N	N	4147 49TH AV SW
048	9	942440	0110	12/18/01	\$ 246,000	800	0	7	1947	4	6456	N	N	4131 49TH AV SW
048	9	916110	0155	06/13/02	\$ 255,000	800	0	7	1948	4	5750	N	N	4014 48TH AV SW
048	9	150180	0180	07/25/01	\$ 234,500	810	320	7	1941	4	4600	N	N	3037 44TH AV SW
048	9	942440	0095	01/30/02	\$ 264,950	810	160	7	1947	4	6500	N	N	4141 49TH AV SW
048	9	942440	0230	06/07/02	\$ 255,000	810	0	7	1947	4	5252	Y	N	4157 48TH AV SW
048	9	385290	0115	05/24/01	\$ 230,000	820	660	7	1988	3	5750	N	N	3049 46TH AV SW
048	9	501350	0190	04/11/01	\$ 222,000	830	500	7	1950	4	6678	N	N	3425 47TH AV SW
048	9	338990	0715	12/12/01	\$ 207,500	830	240	7	1948	4	5850	N	N	4532 46TH AV SW
048	9	637950	0485	04/12/02	\$ 310,720	830	0	7	1928	4	3100	N	N	2307 45TH AV SW
048	9	790520	0242	06/14/01	\$ 244,950	840	0	7	1940	3	5967	N	N	3610 46TH AV SW
048	9	272670	0035	07/09/01	\$ 215,000	840	0	7	1952	3	6625	N	N	3234 49TH AV SW
048	9	272670	0010	05/09/02	\$ 266,500	840	0	7	1952	4	6360	N	N	3208 49TH AV SW
048	9	239160	2210	12/09/02	\$ 244,900	840	0	7	1947	4	5750	N	N	4508 49TH AV SW
048	9	927420	1310	04/12/01	\$ 306,950	850	180	7	1942	4	4255	N	N	1731 44TH AV SW
048	9	916110	0751	06/29/01	\$ 243,500	860	0	7	1948	4	6325	N	N	4015 50TH AV SW
048	9	501400	0070	08/23/01	\$ 209,000	860	0	7	1950	4	6413	N	N	3443 49TH AV SW
048	9	916110	0915	03/06/02	\$ 260,000	860	0	7	1948	4	5750	N	N	4032 51ST AV SW
048	9	272670	0040	06/21/02	\$ 220,000	860	0	7	1952	4	6625	N	N	3238 49TH AV SW
048	9	539860	0050	12/03/02	\$ 190,000	860	0	7	1949	3	5969	N	N	3813 48TH AV SW
048	9	916110	0145	12/10/02	\$ 239,000	860	100	7	1948	3	5750	N	N	4010 48TH AV SW
048	9	239160	2105	02/27/01	\$ 209,950	870	0	7	1947	3	5750	N	N	4513 49TH AV SW
048	9	239160	0555	05/09/02	\$ 255,000	870	0	7	1947	4	5750	N	N	4437 49TH AV SW
048	9	501400	0085	03/08/01	\$ 197,000	880	0	7	1950	3	6413	N	N	3429 49TH AV SW
048	9	239160	0846	03/15/02	\$ 242,000	880	380	7	1946	3	4355	N	N	4402 51ST AV SW
048	9	927420	0950	10/10/02	\$ 293,270	880	360	7	1922	4	4440	N	N	2129 FERRY AV SW
048	9	239160	0705	02/14/01	\$ 299,950	890	440	7	1947	4	5750	N	N	4452 50TH AV SW
048	9	790520	0181	03/18/02	\$ 274,000	890	0	7	1944	4	6435	N	N	3650 45TH AV SW
048	9	272670	0025	06/03/02	\$ 202,500	890	0	7	1952	3	6625	N	N	3224 49TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	9	800960	0185	08/28/02	\$ 236,280	890	0	7	1918	2	3234	N	N	3003 44TH AV SW
048	9	501350	0220	02/28/01	\$ 180,000	900	0	7	1952	3	6466	N	N	3408 49TH AV SW
048	9	927770	0050	04/02/01	\$ 215,000	900	500	7	1952	3	7200	N	N	3620 50TH AV SW
048	9	574260	0135	04/26/01	\$ 230,000	900	0	7	1951	3	5729	N	N	3841 47TH AV SW
048	9	574260	0210	06/04/01	\$ 247,000	900	0	7	1951	4	5700	N	N	3807 47TH AV SW
048	9	927620	2410	11/13/02	\$ 285,000	910	910	7	1983	3	6000	N	N	2706 46TH AV SW
048	9	019400	0255	11/09/01	\$ 260,000	920	350	7	1946	4	6670	N	N	4102 46TH AV SW
048	9	149330	0125	02/22/02	\$ 252,000	920	0	7	1927	3	4692	N	N	3430 44TH AV SW
048	9	501400	0145	06/19/02	\$ 240,000	920	0	7	1950	4	6731	N	N	3812 50TH AV SW
048	9	916110	0785	03/08/01	\$ 230,000	930	530	7	1948	3	5750	N	N	4029 50TH AV SW
048	9	916110	0480	03/21/01	\$ 269,950	930	190	7	1948	4	6160	N	N	4056 49TH AV SW
048	9	916110	0761	03/29/01	\$ 260,000	930	140	7	1948	3	6325	N	N	4019 50TH AV SW
048	9	916110	0965	09/19/01	\$ 264,950	930	200	7	1948	4	5405	N	N	5020 SW DAKOTA ST
048	9	501350	0195	05/24/01	\$ 227,500	950	800	7	1950	3	6678	N	N	3419 47TH AV SW
048	9	550570	0020	12/21/01	\$ 249,000	950	100	7	1928	4	6150	N	N	3616 49TH AV SW
048	9	916110	0380	04/18/02	\$ 266,000	950	520	7	1948	4	5500	N	N	4006 49TH AV SW
048	9	927420	0960	08/23/02	\$ 230,000	950	0	7	1923	3	4440	N	N	2125 FERRY AV SW
048	9	927770	0035	04/23/02	\$ 315,000	960	500	7	1926	4	7140	N	N	3619 49TH AV SW
048	9	574260	0100	04/30/02	\$ 267,000	960	0	7	1951	4	6555	N	N	3854 48TH AV SW
048	9	790520	0326	06/14/02	\$ 273,000	960	960	7	1951	4	6350	N	N	3849 46TH AV SW
048	9	501350	0305	12/11/02	\$ 255,000	960	0	7	1952	4	6466	N	N	3419 48TH AV SW
048	9	019400	0215	06/15/01	\$ 281,000	970	0	7	1931	4	5750	N	N	4117 46TH AV SW
048	9	019400	0505	11/09/01	\$ 350,950	970	500	7	1940	4	6440	Y	N	4415 SW DAKOTA ST
048	9	790520	0225	10/28/02	\$ 349,950	970	380	7	1919	4	4290	N	N	4522 SW CHARLESTOWN ST
048	9	239160	0615	06/25/02	\$ 235,000	980	320	7	1947	4	5750	N	N	4406 50TH AV SW
048	9	537320	0035	04/06/01	\$ 319,500	990	240	7	1941	4	6100	N	N	3032 52ND AV SW
048	9	757220	0051	08/24/01	\$ 272,000	990	500	7	1961	4	5015	N	N	5008 SW STEVENS ST
048	9	348830	0075	04/24/01	\$ 267,500	1010	0	7	1918	3	5600	N	N	4411 46TH AV SW
048	9	638500	0095	06/13/01	\$ 225,750	1010	0	7	1950	4	6210	N	N	5000 SW CHARLESTOWN ST

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	9	638500	0045	11/15/01	\$ 235,000	1010	0	7	1950	4	5700	N	N	3636 51ST AV SW
048	9	019400	0815	10/16/01	\$ 259,000	1020	0	7	1918	4	4640	N	N	4118 44TH AV SW
048	9	942440	0195	08/16/02	\$ 280,000	1020	0	7	1918	4	4520	N	N	4134 49TH AV SW
048	9	501350	0140	06/25/01	\$ 298,000	1030	400	7	1950	4	6625	N	N	3440 48TH AV SW
048	9	443260	0090	12/02/02	\$ 310,000	1030	480	7	1951	4	4600	N	N	4319 SW WALKER ST
048	9	501400	0235	09/25/01	\$ 271,000	1040	690	7	1950	4	6731	N	N	3809 49TH AV SW
048	9	149330	0105	06/21/02	\$ 320,000	1040	180	7	1983	3	5850	N	N	3436 44TH AV SW
048	9	790520	0090	10/30/02	\$ 311,000	1050	0	7	1930	4	6903	N	N	3832 44TH AV SW
048	9	253080	0030	11/15/01	\$ 315,000	1060	290	7	1947	4	5640	N	N	2219 45TH AV SW
048	9	253080	0020	02/16/02	\$ 315,000	1060	180	7	1947	4	5640	N	N	2215 45TH AV SW
048	9	539860	0130	02/21/01	\$ 260,000	1070	920	7	1953	4	5969	N	N	3826 49TH AV SW
048	9	019400	0825	11/15/02	\$ 270,000	1070	0	7	1918	4	4640	N	N	4122 44TH AV SW
048	9	329770	0005	10/12/01	\$ 280,000	1080	0	7	1950	3	4290	N	N	5007 SW STEVENS ST
048	9	790520	0180	07/29/02	\$ 290,000	1080	950	7	1946	4	3904	N	N	4420 SW CHARLESTOWN ST
048	9	239160	0815	11/27/02	\$ 242,000	1080	0	7	1947	4	5750	N	N	4447 50TH AV SW
048	9	916110	0630	05/21/01	\$ 259,950	1090	100	7	1948	4	5500	N	N	4012 50TH AV SW
048	9	501400	0170	08/24/01	\$ 255,750	1090	200	7	1950	3	6731	N	N	3838 50TH AV SW
048	9	501400	0240	07/17/01	\$ 344,100	1100	360	7	1950	3	7112	N	N	4905 SW CHARLESTOWN ST
048	9	150130	0015	08/16/02	\$ 239,950	1120	260	7	1913	3	5000	N	N	3207 45TH AV SW
048	9	677520	0040	10/24/02	\$ 287,000	1120	300	7	1955	4	6100	N	N	3237 48TH AV SW
048	9	301030	0705	04/10/01	\$ 334,950	1130	700	7	1938	4	4343	Y	N	4050 45TH AV SW
048	9	800960	0010	12/21/01	\$ 223,000	1130	290	7	1919	4	4181	N	N	2768 44TH AV SW
048	9	927720	0340	01/10/02	\$ 270,000	1130	0	7	1954	3	6930	N	N	3045 49TH AV SW
048	9	239160	0425	01/09/02	\$ 254,000	1130	180	7	1947	4	5750	N	N	4432 49TH AV SW
048	9	001000	0085	04/19/01	\$ 238,000	1140	0	7	1943	3	5635	N	N	4720 SW GENESEE ST
048	9	790520	0162	05/03/02	\$ 321,000	1140	0	7	1924	4	4680	N	N	3619 44TH AV SW
048	9	348830	0015	02/20/01	\$ 266,000	1150	240	7	1907	3	5600	N	N	4410 47TH AV SW
048	9	348780	0125	04/25/02	\$ 287,500	1150	80	7	1918	4	5850	Y	N	4403 45TH AV SW
048	9	927620	1845	11/26/02	\$ 385,000	1150	1040	7	1986	3	4500	N	N	2734 48TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	9	927820	0120	02/12/02	\$ 261,660	1160	0	7	1949	4	7425	N	N	3213 47TH AV SW
048	9	120800	0020	04/19/02	\$ 285,000	1160	0	7	1926	3	5733	N	N	3425 44TH AV SW
048	9	293960	0020	05/14/02	\$ 246,000	1170	0	7	1985	3	7140	Y	N	5137 SW ADMIRAL WY
048	9	537320	0060	02/04/02	\$ 389,950	1190	0	7	1940	4	6695	N	N	3004 52ND AV SW
048	9	927770	0070	05/20/02	\$ 253,000	1210	0	7	1952	3	6720	N	N	3642 50TH AV SW
048	9	501350	0070	04/10/01	\$ 209,500	1230	0	7	1950	3	6270	N	N	3250 47TH AV SW
048	9	301030	0465	10/30/02	\$ 385,000	1230	0	7	1946	4	4290	Y	N	4508 SW DAKOTA ST
048	9	338990	1005	03/06/02	\$ 349,950	1240	120	7	1996	3	4329	Y	N	4540 47TH AV SW
048	9	957180	0046	08/12/02	\$ 350,000	1240	400	7	1946	4	5695	N	N	4903 SW STEVENS ST
048	9	927770	0080	06/15/01	\$ 255,000	1250	0	7	1952	4	7200	N	N	4920 SW CHARLESTOWN ST
048	9	927620	2380	09/12/02	\$ 336,000	1250	0	7	1947	4	6000	N	N	2724 46TH AV SW
048	9	281310	0080	04/17/01	\$ 315,000	1260	0	7	1946	4	6250	N	N	3018 48TH AV SW
048	9	501350	0120	12/24/01	\$ 250,000	1260	500	7	1950	3	6625	N	N	3418 48TH AV SW
048	9	570850	0195	08/09/02	\$ 303,000	1260	100	7	1909	4	5800	N	N	3219 44TH AV SW
048	9	800960	0170	02/06/02	\$ 290,000	1270	120	7	1918	3	4830	N	N	3011 44TH AV SW
048	9	855990	0015	01/25/01	\$ 250,000	1290	0	7	1939	4	3120	N	N	2709 49TH AV SW
048	9	019400	0435	03/19/01	\$ 389,950	1290	120	7	1983	3	5800	Y	N	4133 45TH AV SW
048	9	927620	1805	02/20/01	\$ 323,700	1310	0	7	1946	5	5700	N	N	4712 SW STEVENS ST
048	9	927720	0325	06/24/02	\$ 241,500	1320	0	7	1910	4	3840	N	N	4804 SW HANFORD ST
048	9	348780	0105	04/05/01	\$ 299,950	1360	0	7	1929	3	5850	N	N	4450 46TH AV SW
048	9	329770	0025	04/19/01	\$ 309,500	1380	220	7	1948	3	7260	N	N	3015 50TH AV SW
048	9	927420	0340	06/26/01	\$ 325,000	1390	0	7	1908	3	7475	N	N	1706 44TH AV SW
048	9	149280	0296	05/17/01	\$ 292,000	1410	120	7	1955	3	6743	N	N	4931 SW FORNEY ST
048	9	927420	3150	06/05/01	\$ 384,500	1450	0	7	1906	5	3640	N	N	4602 SW HILL ST
048	9	927620	1770	09/20/01	\$ 249,950	1470	0	7	1984	3	5000	N	N	2747 47TH AV SW
048	9	637950	0325	10/10/02	\$ 365,000	1480	0	7	1907	4	5750	N	N	2343 44TH AV SW
048	9	638500	0115	03/21/01	\$ 247,500	1510	0	7	1950	4	5700	N	N	3647 50TH AV SW
048	9	239160	0295	11/11/02	\$ 375,000	1510	400	7	1941	4	5060	N	N	4427 48TH AV SW
048	9	927420	1560	03/09/01	\$ 491,000	1550	1000	7	1999	3	5750	N	N	1629 44TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	9	927620	2235	11/20/01	\$ 345,000	1550	0	7	1910	3	6250	N	N	2729 45TH AV SW
048	9	149280	0345	07/12/01	\$ 310,000	1570	250	7	1962	4	5000	N	N	4911 SW FORNEY ST
048	9	927420	2915	06/27/01	\$ 428,650	1600	0	7	1910	4	5750	N	N	2136 47TH AV SW
048	9	570850	0015	09/07/01	\$ 350,000	1600	200	7	1988	3	5768	N	N	3208 45TH AV SW
048	9	800960	0120	11/07/02	\$ 452,000	1620	0	7	1917	4	5750	N	N	2767 44TH AV SW
048	9	501400	0250	06/28/01	\$ 210,000	1660	0	7	1950	3	7410	N	N	3611 50TH AV SW
048	9	239160	2155	12/04/02	\$ 288,000	1670	0	7	1984	3	5750	N	N	4537 49TH AV SW
048	9	019400	0440	10/09/02	\$ 500,000	1690	0	7	1910	4	5800	Y	N	4127 45TH AV SW
048	9	500850	0005	05/14/02	\$ 436,000	1710	680	7	1918	4	5635	N	N	4523 SW STEVENS ST
048	9	927820	0030	08/03/01	\$ 292,000	1800	0	7	1970	3	5940	N	N	3241 47TH AV SW
048	9	301030	0695	10/07/02	\$ 459,950	1800	140	7	1938	4	5750	Y	N	4040 45TH AV SW
048	9	927420	1020	02/09/01	\$ 450,700	1810	310	7	1955	4	5625	N	N	1910 45TH AV SW
048	9	019400	0655	01/09/02	\$ 455,000	1840	0	7	1915	4	5850	Y	N	4153 44TH AV SW
048	9	239160	2500	04/09/02	\$ 344,000	1840	0	7	1997	3	2875	N	N	4530 48TH AV S
048	9	927470	0110	09/05/01	\$ 499,900	1970	0	7	1985	3	5750	N	N	2211 46TH AV SW
048	9	019400	0740	12/03/02	\$ 429,000	2040	140	7	1908	4	5750	Y	N	4113 44TH AV SW
048	9	927420	2370	06/29/01	\$ 459,000	2060	0	7	1984	3	6510	N	N	4503 SW MASSACHUSETTS ST
048	9	927770	0055	06/19/02	\$ 339,500	2600	0	7	1978	3	7200	N	N	3626 50TH AV SW
048	9	927420	3050	09/20/02	\$ 712,000	2830	0	7	1907	4	8855	N	N	1904 47TH AV SW
048	9	500850	0230	08/10/01	\$ 273,500	800	0	8	1931	4	6080	N	N	3001 45TH AV SW
048	9	927420	3505	11/08/02	\$ 414,750	971	290	8	1930	3	2967	N	N	4616 SW MASSACHUSETTS ST
048	9	301030	0356	07/25/01	\$ 339,450	1110	360	8	1956	4	5175	N	N	4008 46TH AV SW
048	9	637950	0706	12/20/01	\$ 385,000	1138	0	8	1931	5	2385	Y	N	4609 SW COLLEGE ST
048	9	927420	0685	11/21/01	\$ 330,000	1150	450	8	1946	3	7000	N	N	2104 FERRY AV SW
048	9	301030	0366	02/12/01	\$ 299,000	1180	600	8	1955	3	5750	N	N	4014 46TH AV SW
048	9	443260	0050	11/29/02	\$ 445,000	1200	150	8	1928	4	4370	N	N	2226 44TH AV SW
048	9	019400	0845	06/06/01	\$ 337,500	1300	670	8	1990	3	2901	N	N	4130 44TH AV SW
048	9	637950	0715	12/14/01	\$ 500,000	1320	0	8	1926	4	5750	Y	N	2307 46TH AV SW
048	9	301030	0400	06/24/02	\$ 345,000	1320	240	8	1952	3	7475	N	N	4028 46TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	9	329770	0125	10/16/02	\$ 360,000	1370	980	8	1961	4	5500	N	N	3030 50TH AV SW
048	9	927720	0270	09/30/02	\$ 369,500	1380	460	8	1989	3	5000	N	N	3042 GARLOUGH AV SW
048	9	927420	0240	01/11/01	\$ 400,000	1390	520	8	1947	4	6325	N	N	4320 SW MASSACHUSETTS ST
048	9	927620	0190	04/11/01	\$ 355,000	1420	0	8	1926	4	6250	N	N	2616 45TH AV SW
048	9	001000	0118	09/10/01	\$ 333,300	1430	760	8	1993	3	4625	N	N	4135 47TH AV SW
048	9	301030	0525	09/19/01	\$ 376,000	1500	370	8	1955	4	5750	Y	N	4025 45TH AV SW
048	9	801010	0235	01/30/02	\$ 410,000	1520	0	8	1927	4	5250	N	N	2700 45TH AV SW
048	9	294010	0060	10/24/01	\$ 525,000	1530	500	8	1960	4	7800	Y	N	2712 53RD AV SW
048	9	927420	3320	04/16/01	\$ 511,050	1550	0	8	1929	4	4400	N	N	4606 SW HOLGATE ST
048	9	927420	3420	05/03/02	\$ 542,500	1560	280	8	1964	4	4560	Y	N	4609 SW MASSACHUSETTS ST
048	9	927420	0375	04/05/02	\$ 425,000	1600	0	8	1927	4	5750	N	N	1720 44TH AV SW
048	9	927420	2220	07/24/02	\$ 445,000	1760	0	8	1904	5	4255	N	N	1712 46TH AV SW
048	9	790520	0145	02/15/02	\$ 474,000	1780	460	8	1926	4	7605	N	N	3816 45TH AV SW
048	9	916110	0800	06/27/02	\$ 372,000	1800	0	8	1998	3	2879	N	N	4039 50TH AV SW
048	9	149280	0286	07/24/01	\$ 416,950	1810	1050	8	1994	3	10000	N	N	4941 SW FORNEY ST
048	9	013600	0220	04/12/02	\$ 330,000	1810	190	8	1994	3	2500	Y	N	2712 GARLOUGH AV SW
048	9	927420	3355	10/08/02	\$ 510,000	1810	0	8	1928	4	4000	N	N	1729 46TH AV SW
048	9	927470	0015	12/04/02	\$ 539,950	1817	320	8	1997	3	5750	Y	N	2206 47TH AV SW
048	9	927420	2050	05/10/01	\$ 525,000	1820	400	8	1930	4	5665	Y	N	4521 SW SEATTLE ST
048	9	927420	3035	04/03/01	\$ 450,000	1830	0	8	1901	4	4446	N	N	4607 SW HILL ST
048	9	790520	0251	02/15/01	\$ 620,000	1840	0	8	1908	5	11700	N	N	3813 45TH AV SW
048	9	916110	0540	08/27/02	\$ 388,500	1880	0	8	2001	3	2755	N	N	4031 49TH AV SW
048	9	570850	0285	08/27/02	\$ 379,000	1920	0	8	2002	3	5500	N	N	3206 44TH AV SW
048	9	005900	0201	01/22/02	\$ 429,500	1940	0	8	1963	3	6300	Y	N	2731 53RD AV SW
048	9	927420	0395	05/20/02	\$ 450,000	1940	0	8	1992	3	4000	N	N	4312 SW HOLGATE ST
048	9	239160	1753	03/25/02	\$ 350,000	1970	200	8	1990	3	3833	Y	N	4518 51ST AV SW
048	9	570850	0295	05/14/02	\$ 419,950	2020	0	8	2002	3	4180	N	N	3212 44TH AV SW
048	9	677520	0020	11/19/01	\$ 389,000	2040	1050	8	1989	3	6100	N	N	3217 48TH AV SW
048	9	927420	3410	06/24/02	\$ 629,000	2130	0	8	1925	3	4560	Y	N	4603 SW MASSACHUSETTS ST

Improved Sales Used in this Annual Update Analysis
Area 48 and 76
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water - front	Situs Address
048	9	916110	0550	10/31/02	\$ 435,200	2150	0	8	2001	3	5511	N	N	4035 49TH AV SW
048	9	801010	0170	11/11/02	\$ 405,000	2150	0	8	1994	3	3125	N	N	2732 45TH AV SW
048	9	927820	0177	11/15/01	\$ 450,000	2210	0	8	2001	3	5429	N	N	5037 SW HANFORD ST
048	9	927420	3036	06/20/02	\$ 655,000	2444	500	8	2001	3	4446	Y	N	2103 46TH AV SW
048	9	927420	1155	10/09/01	\$ 575,000	2645	0	8	1998	3	5750	N	N	1915 44TH AV SW
048	9	005900	0171	08/07/02	\$ 587,500	3140	580	8	1967	3	6300	Y	N	2747 53RD AV SW
048	9	927420	2645	05/03/01	\$ 546,000	1632	0	9	1985	3	5750	N	N	2118 46TH AV SW
048	9	019400	0305	03/13/02	\$ 515,000	1890	970	9	2001	3	5800	N	N	4126 46TH AV SW
048	9	927620	0495	05/10/02	\$ 635,000	2510	840	9	2002	3	5750	N	N	2611 46TH AV SW

Vacant Land sales used in Annual Update Analysis
Area 48 and 76

There are an insufficient number of vacant sales to develop a valuation model.